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THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: October 15, 2008

REPORT NO.: 08-138

ATTENTION: Council President and City Council
Council Docket of October 21, 2008

SUBJECT: Quarry Falls – Project No. 49068; Council District 6; Process Five

REFERENCE: Planning Commission Report No. PC-08-064

REQUESTED ACTION: Approval of the Quarry Falls Specific Plan and related actions to allow the redevelopment of an existing mining site with a maximum of 4,780 residential units, a maximum of 900,000 square feet of combined commercial retail and office, approximately 17.5 acres of public population-based parks, civic uses, open space and trails, and an optional school site located on a 230.5 acre site bounded by I-805 to the east, Friars Road to the south, Mission Center Road to the west and Phyllis Place to the north, in the Mission Valley and Serra Mesa Community Plan areas.

STAFF RECOMMENDATION:

1. **Certify** Environmental Impact Report No. 49068, Adopt the Mitigation Monitoring and Reporting Program, and Adopt the Findings and Statement of Overriding Considerations; and
2. **Adopt** the Rezoning Ordinance No. 183191; and
3. **Approve** amendments to the General Plan and the Mission Valley Community Plan No. 183189; and
4. **Approve** the Quarry Falls Specific Plan, Vesting Tentative Map No. 183196, Master Planned Development Permit No. 183193, and Site Development Permit No. 183192; and
5. **Approve** the Conditional Use Permit and Reclamation Plan Amendment No. 183194; and
6. **Initiate** a Community Plan Amendment for Serra Mesa to include a road connection to Phyllis Place.

SUMMARY:

In August of 2008, the applicant reduced the project by approximately twenty-five percent of the total commercial space from 1,223,000 square feet of space to a maximum of 900,000 square feet with the ability to transfer unused trips from residential land use to increase the final commercial development intensity (see Table 1 – *Quarry Falls Land Use Summary*). In addition, the applicant added a project feature to build a wastewater recycling plant on site to

supply the projects non-potable water needs. These modifications to the project have been reflected in this report and the documents attached.

Planning Commission Recommendation:

On September 4, 2008, the Planning Commission heard the above project and took public testimony. On September 18, 2008, the hearing continued and by a vote of 4-0-3, the *Planning Commission recommended approval of staff recommendation nos. 1-5*. A second vote on recommendation no. 6, to recommend City Council initiate a community plan amendment for Serra Mesa to include a road connection to Phyllis Place, did not pass by a vote of three in favor and one opposed, with two abstaining and one absent.

BACKGROUND

The Quarry Falls project area is situated on 10 parcels comprising approximately 225 acres within the Mission Valley Community Plan area bounded by I-805 to the east, Friars Road to the south, Mission Center Road to the west and the Serra Mesa Community Plan boundary to the north (Attachment 2). The Vesting Tentative Map includes an additional 5.5 acres situated on a single parcel in the Serra Mesa Community Plan area. The Mission Valley site is identified as Multiple Use development in the Mission Valley Community Plan (Attachment 3) which applies to a relatively large-scale project characterized by two or more uses; functional and physical integration of project components; development in conformance with a coherent plan; and public transit opportunities and commitments. Within Serra Mesa, the 5.5 acre site is identified for single-family residential development (Attachment 4).

The project site is surrounded by urban development, including single and multi-family housing of varying densities, commercial retail uses, a hotel, and office uses of varying intensities. To the immediate north is the single-family neighborhood of Abbotts Hill which includes a church and senior housing project along Phyllis Place and Murray Ridge Road. The project's eastern boundary is adjacent to I-805 which forms a barrier from development to the east. Development south of the project includes high intensity office, retail and residential densities ranging from 20 to 90 units per acre. This area to the south was developed as a transit oriented design (TOD) project due to the adjacency of the Rio Vista light rail station. *Neighborhood serving retail uses and office and industrial development* is located to the west.

The project site is the location of an on-going resource extraction operation for the mining and processing of sand and gravel, which has been operating on the site for more than 60 years. A Conditional Use Permit (CUP) was originally issued by the City of San Diego in 1962. Current mining activities that occur on approximately 210 acres of the 230.5-acre site are operating under approved CUPs 5073 and 82-0315 (Attachment 6); the northern approximately six acres located within the Serra Mesa community are outside the limits of the approved CUP, and no mining is occurring in that area. An amendment to CUP 5073 was approved in 1979 to extend the expiration date of the CUP from December 31, 1982 until such time that resources are depleted. Therefore, CUP 5073 does not have an expiration date;

instead, mining is allowed to continue until resources are depleted. The existing site conditions and limits of the CUP are shown on Attachment 7.

The Quarry Falls project is based upon the City of Villages Strategy adopted by the City Council in October 2002. This strategy focuses growth into mixed-use activity centers that are pedestrian friendly districts linked to an improved regional transit system. For Quarry Falls, the factors that identify the likelihood of development as an urban village include the 230.5 acre site, the construction of public neighborhood parkland, and the proximity to the light rail system, specifically the Rio Vista Trolley Station.

On March 15, 2005, the City Council voted to deny the initiation of an amendment to the Serra Mesa Community Plan to include a road connection through the project to Phyllis Place, but directed the applicant to include an analysis of the connection in an environmental document. This analysis is included as Alternative 4 in the Final Program Environmental Impact Report (PEIR), and is further discussed in comparison to other project alternatives. The project design and Alternative 4 results from this conflict between the Mission Valley Community Plan that identifies a road connection, and the Serra Mesa Community Plan that does not include the connection. The project has been designed not to preclude a road connection to Phyllis Place, however, without an amendment to the Serra Mesa Community Plan (SMCP) the project cannot propose construction of this connection as it would be found inconsistent with the Plan.

DISCUSSION

Project Description:

The Quarry Falls project proposes to develop a maximum of 4,780 residential units, a maximum of 900,000 square feet of combined commercial retail and office, public parks, and open space on a 230.5-acre site that currently includes an active mining site where sand and gravel resources are approaching depletion. As an end use of the mining operations, an integrated mix of land uses surrounding a system of parks, open spaces and activity areas will be developed in a phased manner as depletion of resources occurs and mining ceases. Proposed land uses will be linked with an internal pedestrian and trail system and connected to adjacent areas by an internal roadway network. Land uses will include approximately 17.5 acres of public population-based parks, civic uses, open space and trails, and an optional school site.

Quarry Falls Specific Plan

The Quarry Falls Specific Plan (Attachment 26) was prepared for this project and provides the guidelines for the phased implementation of the project, which is anticipated to occur over approximately 15 years. The Quarry Falls project site is identified as Multiple Use development in the Mission Valley Community Plan, and may be applied for through the Planned Commercial Development (PCD) Permit (Note: PCD permits are now Planned Development Permits in the City's Land Development Code) or through a Specific Plan to establish land uses, design guidelines and development standards for the project. The Specific

Plan, when adopted, would replace the current Multiple Use land use designation for this site in the Mission Valley Community Plan, resulting in an amendment to the plan. An amendment to a community plan also functions as an amendment to the City's Progress Guide and General Plan, as community plans are the Land Use element of the General Plan.

The City's Progress Guide and General Plan, the Strategic Framework Element, the Mission Valley Community Plan, and the City of San Diego Land Development Code (LDC) form the planning framework for this Specific Plan. The project proposes development of the majority of the project site in accordance with the proposed Quarry Falls Specific Plan. The 225-acre Quarry Falls Specific Plan area is located completely within the Mission Valley Community Plan area. Any development outside the Specific Plan area and within the Serra Mesa community would be controlled through the Quarry Falls Master Planned Development Permit (PDP) and Vesting Tentative Map (VTM).

The purpose of the Quarry Falls Specific Plan (Attachment 28) is to guide the development of six integrated neighborhoods that radiate from the framework of an open space and parks system at the center of Quarry Falls. The Specific Plan provides detailed text and exhibits describing the range of land uses (mixed use, residential, commercial retail and office, open space, parks, civic uses and optional school), landscape features, and circulation routes that can occur in the Specific Plan area. The following chapters of the Specific Plan provide the guidelines that will ensure build-out of Quarry Falls in a manner consistent with City policies and standards and State requirements:

- Introduction
- Land Use Element
- Open Space, Parks, Recreation and Community Amenities
- Transportation Element
- Public Utilities Element
- Public Services Element
- Landscape Element
- Development Standards/Architectural Design and Site Planning Guidelines
- Implementation

Development of the project site in accordance with the Quarry Falls Specific Plan would result in a range of land uses (mixed use, residential, commercial retail and office, open space, parks, civic uses), as well as landscape features and circulation routes to serve those land uses. The project also allows for the possible development of an elementary, middle, or high school within Quarry Falls. For planning purposes, the Specific Plan area is divided up into planning *districts*; and the Specific Plan proposes development standards and architectural guidelines for build-out of each planning district.

Land Use and Zoning

As shown in the *Quarry Falls Land Use Summary* (see below), Quarry Falls will provide a maximum of 4,780 residential units offered as a variety of "for sale" and/or "for rent" residential units; a maximum of 480,000 square feet of retail space; a maximum of 420,000

square feet of office/business park uses, approximately 31.8 acres of publicly and privately-owned parks, civic uses, open space and trails. Additional land uses provided for within Quarry Falls include an option for a school site.

Table 1 – Quarry Falls Land Use Summary

Land Use	Approximate Gross Area	Maximum Development Intensity
Residential ¹	93.8 acres	4,780 units ²
Multiple Use	37.5 acres	
Commercial Retail/Office ³		900,000 square feet ²
Residential (included in total)		411 units
Circulation/Public Rights-of-Way	29.7 acres	N/A
Public Parks/Civic/Open Space ⁴	31.8 acres (17.5 acres neighborhood parks)	N/A
Private Recreation Center	2.1 acres	N/A
Private Open Space and Revegetated Slopes	35.6 acres	N/A
School Site (K-12) ⁵	3 acres (included within the residential acreage)	N/A

¹ Includes Low Medium, Medium High, and High density residential areas.

² A maximum of 1,680 Driveway ADT (equivalent to 280 residential units) may be transferred from residential land use to commercial land use to increase the maximum development intensity in excess of 900,000 square feet, subject to the Density Transfer provisions of the Specific Plan.

³ For purposes of the traffic analysis, the maximum development intensity is comprised of 480,000 square feet of commercial retail and 420,000 square feet of commercial office.

⁴ Includes public parks and private open space with public access easements.

⁵ As described in the Final PEIR, based upon a mix of school aged children resulting in 1,607 Driveway ADT.

Attachment 8, *Quarry Falls Specific Plan Land Use Map*, shows the types and locations of land uses proposed for the Quarry Falls Specific Plan area. Attachment 9, *Quarry Falls Illustrative Land Use Plan*, provides an illustrative representation of the landscaped streets, slopes, parks and open space areas associated with Quarry Falls. Attachment 10, *Quarry Falls Planning Districts*, identifies the seven planning district within Quarry Falls.

The maximum development intensity allowed would be based on the amount of traffic generated by the “target development intensity” allowed in the Specific Plan. The Traffic Impact Study prepared for Quarry Falls by KOA Corporation is based on a conceptual development scenario for the Specific Plan, which results in a target development intensity as shown in Attachment 11, *Quarry Falls Zones and Development Intensity*. The revised maximum development scenario and intensity described above would result in a total of 62,169 average daily driveway trips (ADT). The project-specific Traffic Impact Study further limits the maximum amount of development in Quarry Falls by peak hour driveway trips in order to minimize or avoid impacts to intersections in the project area. Based on the Traffic Impact Study, build-out development within Quarry Falls shall not generate more than 1,756 ADT “in” and 2,153 ADT “out” AM peak-hour trips, and not more than 3,452 ADT “in” and 2,998 ADT “out” PM peak-hour trips, unless it can be demonstrated through a traffic analysis that additional peak hour trips: 1) will not cause any study area intersection which is operating at an acceptable level of service to fall below LOS “D”; and 2) for those study area intersections that operate at below LOS “D” at the time the Traffic Impact Study for Quarry

Falls was prepared, will not result in a greater impact than assumed for buildout of the Specific Plan in the original Traffic Impact Study prepared for Quarry Falls.

Traversing the central portion of the Specific Plan area in a north-south direction, the Specific Plan proposes residential and commercial uses that are linked to proposed open space and parks along with a circulation system. The residential neighborhoods include the Ridgetop, Terrace, and Foothills districts that propose a range of housing types and densities.

Commercial uses are proposed within the Creekside and Village Walk districts, along with additional residential development. Office development is proposed for the Quarry District located in the southeast corner of the site. The following describes each of the planning districts:

- **Park District** – Developed with parks, open space, recreational, commercial and civic uses, the Park District will provide a variety of public and quasi-public places. Land uses identified in the Land Development Code OP (Open Space - Park) Zones can occur within the Parks District and include the parks and open spaces developed as part of the Quarry Falls Park, a Community Recreation Center and a Civic Center. The Civic Center includes buildings with civic and cultural uses, and may include an architectural feature of up to 70 feet in height. Ground floor retail allowed by the CC-3-5 Zone, amphitheaters, schools, and outdoor cafes are additional uses that would be allowed with limitation in the Civic Center. The Community Recreation Center will provide for the private recreational needs of project residents. Finger trails and finger parks will enter into the park from the adjoining districts.
- **Ridgetop District** – The Ridgetop neighborhoods provide a transition between the existing single-family development within the Abbots Hill area of Serra Mesa to the north and west of the district, and the more dense urban development within Quarry Falls and Mission Valley farther south. The topography and adjacent existing single-family homes result in the lowest density zones being applied to this area. This district will develop under the RM-1-1 and RM-2-4 zones with multifamily detached units on conventional or small lots; or as attached multifamily units. This district would have development with a maximum height of 30 feet or 40 feet, consistent with the proposed residential zone.
- **Foothills District** – The central portion of the Foothills District sits at the base of a large slope that separates Quarry Falls from the single-family development in Serra Mesa. Up to 200 feet in elevation separate the two areas. The Foothills District will develop with a variety of residential products, including “for sale” and/or “for rent” units (could include senior housing and assisted care units). The district is of varying residential density, with lower densities adjacent to the Murray Canyon Apartments to the west and higher densities adjacent to the Civic Center and retail uses. To provide greater flexibility for site design and building articulation, a deviation in height to 70 feet in the RM-3-7 and RM-3-8 zones is proposed, where 40 and 50 feet are permitted respectively by the zones, with the maximum height of the RM-4-10 zone limited to 100 feet, where there is no height limit in the Land Development Code.
- **Terrace District** – In the eastern portion of Quarry Falls development will step down

from the high slopes along the I-805 freeway on the east to the sloping Quarry Falls Park on the west. Similar to the Foothills District, the densest portion of the Terrace District is located adjacent to Quarry Falls Boulevard and across from the Village Walk District. The Terrace West subdistrict is located along the formal edge of the Quarry Falls Park. The RM-3-8 zone of the Terrace North subdistrict results in a density range between that of the Terrace South (RM-4-10) and Terrace West (RM-3-7) sub-districts.

Development in this district will consist of a range of residential density and product types. The district is of varying residential density, with lower densities along the eastern park edge and the highest densities in the south. To provide greater flexibility for site design and building articulation, a deviation in height to 70 feet in the RM-3-7 and RM-3-8 zones is proposed, where 40 and 50 feet are permitted respectively by the zones, with the maximum height of the RM-4-10 zone limited to 100 feet with the exception of Lot 42 which is limited to 200 feet, where there is no height limit in the Land Development Code.

Creekside District – Immediately west of the Village Walk District is the Creekside District. Zones for this district transition from more intensive mixed-use adjacent to the Village Walk District, to medium density at the western end of Quarry Falls. Zoning of CC-3-5 for the Creekside East sub-district will coordinate with development in the Village Walk District, as well as Rio Vista West located across Friars, to provide retail and office commercial uses providing neighborhood services. The Creekside Central subdistrict will be zoned at a density that allows a transition from the more intense uses within the Creekside East subdistrict to the less intense uses occurring in the Creekside West subdistrict. This subdistrict provides opportunities for ground floor commercial uses along Quarry Falls Boulevard in keeping with those allowed in the adjoining Creekside East subdistrict. The applicant proposes an interpretive center in this area to educate the community on project features related to smart growth, sustainable development, and environmental management.

Residential development in this district can include “for sale” and/or “for rent” multi-family units including senior housing and assisted care units. The mix of unit types will create a variety of housing within each sub-district. The highest residential densities and architectural features such as tower elements can occur within the eastern portion of this district to provide for a transition to the adjacent Village Walk District. To provide greater flexibility for site design and building articulation, a deviation in height to 70 feet in the RM-3-9 zone is proposed, where 60 feet is permitted by the zone with the maximum height of the RM-4-10 zone limited to 100 feet.

- **Village Walk District** – The core of the Specific Plan is the Village Walk District. This district is located adjacent to Friars Road and will include the most intense land uses, providing a mix of retail, office commercial and residential uses along with open plazas and outdoor public spaces. The Village Walk District is located across from Rio Vista West, a Transit Oriented Development. The CC-3-5 zone for the Village Walk District reflects the intensity of land uses in Rio Vista West.

This mixed-use urban district will include retail and entertainment, residential, and office components. Proposed deviations to setbacks allow greater building articulation and the creation of an expanded public realm into the retail development.

- **Quarry District** – To the east of the Village Walk District is the Quarry District, which will be designated for employment uses. This area is adjacent to office development within Rio Vista East and to the I-805 bridge. Internal to Quarry Falls, the Specific Plan encourages development of ancillary uses at the entrance to the Quarry District, such as restaurants, as a way to tie the Quarry District into the adjacent Village Walk District and to carry the activity center into the employment areas of the Specific Plan.

The Quarry District will be developed under the IL-3-1 industrial zone (with a maximum height limited to 200 feet) to provide a campus of employment uses. Combining open plazas with mid-rise and high-rise office buildings, land uses in this area create an anchor to this corner of Quarry Falls. Supporting commercial uses may also occur within this district, as an amenity to office dwellers. As an interim use in this District, asphalt and concrete plants will continue to operate under Conditional Use Permit No. 183194 for a maximum duration ending in June of 2022.

Open Space, Parks, Recreation and Community Amenities

The population-based parks requirement of 2.8 acres per 1,000 population will be met by the on-site construction of neighborhood parks and the payment of park development impact fees for the community park facilities identified in the community plan. As listed in the *Quarry Falls Parks and Recreation Land Use Summary* (see below), areas in the community devoted to open space, parks, recreational and community amenities will occur in many forms. The primary open space and park feature will be the Quarry Falls Park. The central park begins in the northern portion of the Specific Plan area and will traverse the site to the southern planning districts. Finger parks extend into the other districts within Quarry Falls to connect to the central park.

Quarry Falls also provides for more formal areas for concentration of social and civic events, such as the Civic Center in the southern portion of the Parks District. The Civic Center will also include an outdoor amphitheater for outdoor events, such as concerts and theatrical productions. At the north end of the Parks District is a public plaza (adjacent to the Community Recreation Center) which connects the Grand Steps to a waterfall and provides a more informal area for community gatherings, events and recreation.

Table 2 – Quarry Falls Parks and Recreation Land Use Summary

Land Use	Area (acres)	Population-Based Park Area (acres)
Parks/Public Open Space	23.0 ¹	14.3
Civic Center	4.6 ¹	3.0
Finger Parks	3.9 ¹	--
Franklin Ridge Road Pocket Park	0.2 ¹	0.2
TOTAL	31.7	17.5

¹ Includes public parks and private open space with public access easements.

Transportation Element

Quarry Falls is afforded vehicular accessibility by an established roadway system and a variety of mobility options. Regional vehicular circulation in the project area is provided by I-15, I-8, I-805 and SR-163. A variety of other existing and planned streets serve Mission Valley and adjoining communities. Additionally, transit opportunities, including bus and light rail transit (LRT), are available throughout Mission Valley. Nearby bus stops and LRT stations are available to serve residents in Quarry Falls.

The overall intent of the street system for Quarry Falls is to create a walkable community that is pedestrian friendly, designed to achieve a high degree of compatibility between vehicles, pedestrians, and bicyclists. Sidewalks will be lined with shade-providing trees and will include street furniture, lighting, and crosswalks with bulb-outs to minimize the crossing time for pedestrians. The main circulation streets will include bicycle lanes. Traffic calming has been integrated into the street design at intersections and crosswalks, as well as through the design of diagonal parking on portions of Russell Park Way and Quarry Falls Boulevard, which required a deviation from the street design manual.

The project would include a number of alternative mobility options that function as Transportation Demand Management (TDM) measures to reduce the reliance on automobile trips. A pedestrian bridge across Friars Road from the Village Walk District will enhance pedestrian accessibility to the Rio Vista West trolley station, connecting a majority of the site with a 10-15 minute walk to the station. In addition, a shuttle system will be implemented to connect the project to outlying bus stops and trolley stations. Bus and shuttle stops will be incorporated on-site through coordination with the City and SANDAG. Other TDM measures include bike lockers, transit information kiosks, transit passes and priority carpool parking. These will be implemented through a permit condition in the Master Planned Development Permit/Site Development Permit (Attachment 24).

To present a design that would not preclude a road connection to Phyllis Place, street design deviations were also required for Qualcomm Way (the main entry to the project) and Franklin Ridge Road. These streets are proposed to exceed the City Street Design Manual's maximum grade of 7% and 8% for the respective street classifications, and will be mitigated by the use of electronic speed warning devices, higher friction coefficient pavement, signage and striping. The deviations also accommodate City sewer design requirements for facilities within the streets while providing for viable street connection given the steep slopes of Mission Valley. Due to the topography of Mission Valley, other streets (Texas Street,

Mission Center Road, Mission Village Drive, Ulric Street and Via Las Cumbres) that connect to the southern and northern communities currently exceed the City Street Design Manual's design standards for their respective classifications (Attachment 12). The proposed deviations are deemed the minimum necessary to accommodate project objectives, and the proposed mitigation for the requested deviations are deemed sufficient to address the public safety concerns that arise by exceeding the City Street Design Manual standards.

Public Utilities and Public Services

Quarry Falls is located within the urbanized community of Mission Valley. As such, public utilities including water, sewer, gas and electricity, are readily available to serve Quarry Falls. Development within Quarry Falls will provide the necessary connections, extensions and upgrades to the existing utilities. As part of the Quarry Falls Vesting Tentative Map, a drainage plan and storm water control plan, including the development of a bioswale system, have been developed to control and treat runoff and carry storm water. Public services have been analyzed in the Final PEIR which has concluded adequate library; police and fire facilities are planned or exist to serve the future residents of the community. In addition to the payment of school fees to the San Diego Unified School District, Quarry Falls includes an option for the construction of a K-12 public charter school, anticipated to be operated by High Tech High. The inadequacy of long-term solid waste facilities is discussed in greater detail in the Environmental Analysis section of this report.

Water

After August 7, 2008, it was discovered that the City erred in stating the forecasted water the Urban Water Management Plan allocates for the project site, and that the assumptions in the water study overstated how much water the Quarry Falls project would use. The applicant has also revised the project to reduce the intensity of the development. Recalculation revealed that the Quarry Falls project's potable water demand would exceed the water supplies planned for the Quarry Falls project site in the City's 2005 Urban Water Management Plan (City UWMP), despite water conservation measures already planned for the project.

The Water Department is in receipt of the letter dated August 27, 2008 from Sudberry Properties, Inc. (Sudberry) via the Development Services Department, requesting consideration of alternate proposals to offset potable water demand of the unanticipated portion of the Quarry Falls project as a consequence of the error in determining anticipated water demands. Sudberry's letter requested that the Water Department evaluate whether the combined effect of newly-added and existing Quarry Falls' project features would reduce the project's potable water use such that the project would not exceed the potable water planned for the site in the City's UWMP.

In brief, the Water Department's evaluation concludes that the Quarry Falls project features are acceptable in ensuring no net increase to the forecasted potable water demand in the City UWMP, and therefore, that there is no need to revise the City's Water Supply Assessment (WSA), dated October 31, 2007.

The updated water demands of the Quarry Falls Project are shown in the table below:

Table: Updated water demands of Quarry Falls

	Households	Employees	Total
Total Quarry Falls Proposed	4780	2454	-
Total in SANDAG Forecast	3310	2034	-
Multifamily per Capita Water Consumption as allowed by the Water Department	90*		-
Savings from Residential Water Conservation Measures	7.5%		-
Residents per Occupied Household	1.89		-
Vacancy Factor	8.0%		-
Employee Water Consumption	26		-
Delta Above SANDAG Forecast	1470	420	-
Daily Average Water Usage (Gallons)	250,047	10,920	260,967

*Note: the WSA utilized a value of 150 gallons per person per day for the calculation of the system pipe sizing (including peak flow and fire flows). The utilization of 90 gallons per day is the City's acceptable standard for multi-family water consumption.

Therefore the project was short a water equivalent of 1470 dwelling units and 420 employees resulting in an unanticipated water use of approximately 261,000 gallons per day.

Quarry Falls has committed to offsetting all their unanticipated water usage. The Water Department has proposed and the applicant has accepted conditions to use ENERGYSTAR® and/or WaterSense appliances (dishwashers and clothes washers) and other Leadership in Energy and Environmental Design (LEED) measures (shower heads, bathroom and kitchen faucets), as well as meet the water conservation goals of the 2007 California Green Building Standards Code, CCR, Title 24, Part 11 to reduce the project's overall water consumption. LEED is a third-party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. The LEED measures should reduce the overall water demand by a minimum of 7.5 %. This reduction will reduce the project's unanticipated water use by 61,000 gallons, leaving 200,000 gallons per day that needs to be addressed.

As proposed by the developer, the water offset (200,000 gallons per day) shall be satisfied by the construction of an onsite recycled water facility and storage tank(s). Other options could include the connection to a recycled water pipeline capable of carrying recycled water from the North City Water Reclamation Plant to the project site if available, or the funding of an equivalent amount into a water supply project which the City might be implementing in the near future. The basis of selection of anything other than the onsite recycled water facility must be agreed to by the Public Utilities Director and City Engineer.

The recycled water facility will be used on-site to provide irrigation quality water for the project's landscape and other acceptable uses. The recycled water plant will provide an average of 204,000 gallons per day over the course of a year. During months that irrigation

demands may exceed the capacity of the recycled water facility (May through September), irrigation may be augmented by potable water. This augmentation shall be through appropriate design or cross connection devices that meet all City, and State standards to prevent cross-contamination with the potable system.

The City of San Diego accepts the efficiency measures and proposed 250,000 gallon onsite recycled water system to meet the potable water unanticipated demand, thus supporting the Water Supply Assessment (WSA) as written in October 2007, with the conditions added to the draft permit and Tentative Map resolution(Attachments 23, 27 and 37). With the addition of these measures, the Water Department's assessment is that there will be sufficient supply to meet existing and projected demands of the project and future water demands within the Water Department's service area in normal and dry year forecasts during a 20-year projection.

The proposed facility was analyzed for potential environmental impacts. The wastewater treatment facility would be located in an area where development is already proposed under the Quarry Falls project. Based upon the proposed design of the treatment and storage facilities, it was determined that the addition of this project feature would not result in any new significant environmental impacts.

Landscape Element

The landscape guidelines of Quarry Falls create consistent landscape design standards and provide for a comprehensive and coordinated treatment for landscaping, hardscape project entries, and selected Special Treatment Areas. All landscaping, including but not limited to streetscapes, parks, open space, development areas, and parking lots will follow regulations as set forth by the City of San Diego Land Development Code, unless modified by requirements of the Specific Plan and conditions of the Master PDP. Plant materials are those that are most suited to actual site conditions, and drought-tolerant plant materials are required per the San Diego Municipal Code. Prohibited plant materials and invasive plant materials will not be used.

Development Standards/Architectural Design and Site Planning Guidelines

The Quarry Falls Specific Plan includes architectural design and site planning guidelines to serve as a methodology for a cohesive community as development occurs in Quarry Falls. These guidelines will be applied to encourage creativity in product design and site planning and allow flexibility in site development.

The base zones identified within this Specific Plan for each subdistrict reflect the requirements of the City's Land Development Code and will address development standards such as: minimum lot area, minimum lot dimensions, setbacks, building heights, lot coverage, floor/area ratio, and storage requirements (as applicable). Other sections of the Land Development Code address other site development requirements, such as parking and residential supplemental zone requirements.

The Specific Plan proposes deviations to setbacks in several locations that include landscape treatments, orienting buildings up to the street, varying setbacks, providing diagonal parking along portions of streets in the urban core, and techniques directed at framing the edges of the Quarry Falls Park. Special landscape treatment is identified in several land use transition areas to create buffers between adjacent and varied land uses.

Sustainability

The project has been planned to integrate a mix of development and project features on site that will help to achieve the broad goals of smart growth and sustainable development. To address this, sustainability has been planned in the overall land use, transportation and landscape designs, and will be integral to the management of water, energy and solid materials on site. The Leadership in Energy and Environmental Design program for new construction (LEED-NC) sets tangible benchmarks for green building, and the applicant has agreed that each of the public buildings on site will be designed to achieve a minimum of a "Certified" LEED-NC rating. The project has been accepted to the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design – Neighborhood Development (LEED-ND) pilot program that integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. In addition, the applicant has voluntarily agreed to conditions 64-69 in the draft MPDP/SDP to further sustainability (Attachment 24).

Implementation

Future construction and development permits for projects within the Quarry Falls Specific Plan area would be acted upon in accordance with one of five decision processes established in Division 5, Article II, Chapter 11 of the Land Development Code, as shown in the following table and as described in the Quarry Falls Specific Plan:

Development Project Review Process

Project Category	Development/Project	City Review
1	<ul style="list-style-type: none"> ✓ Consistent with Base Zone use designation and development intensity ✓ Consistent with Base Zone development regulations ✓ ADT transfer is intra-district and between same land use ✓ Consistent with the allowable deviations from setbacks established by this Specific Plan 	Process One Substantial Conformance Review
2	<ul style="list-style-type: none"> ✓ Meets the requirements for a Project Category 1 approval ✓ Consistent with additional Specific Plan Land Use Designations ✓ ADT transfer is inter-district or between different land uses ✓ Consistent with the allowable deviations to height requirements established by this Specific Plan 	Process Two Substantial Conformance Review
3	<ul style="list-style-type: none"> ✓ Consistent with Specific Plan and Master PDP ✓ Defined as a separately regulated use in the LDC 	Process Three
4	<ul style="list-style-type: none"> ✓ Requires Master PDP Amendment 	Process Four
5	<ul style="list-style-type: none"> ✓ Requires change to Land Use Designation development intensity ✓ Requires Rezone ✓ Requires Specific Plan Amendment 	Process Five

Future individual development proposals that are consistent with the land uses and applicable zones, as modified by the development regulations contained in the Specific Plan, shall be processed through the City's Substantial Conformance Review (SCR) process. The architectural design and site planning guidelines of the Specific Plan shall be consulted as part of the SCR process for development in Quarry Falls, through implementation of the guidelines presented in the Specific Plan and the zone-specific development regulations contained in the City's Land Development Code. All development proposals shall be provided to the Mission Valley Unified Planning Committee for review and comment in concert with review by City staff.

In order to maintain administrative control of the long-term development of Quarry Falls, a future applicant proposing development within Quarry Falls is required to document the total and peak hour driveway trips associated with a development proposal and identify the required trip transfer (if any) with the plan submittal. Any such transfer necessitated by development greater than the target densities requires the designation of a donor planning district or lot, as well as written approval of the owner(s) of the donor planning district, subdistrict or lot. This will also include submittal of the necessary update to the density monitoring worksheet provided in the Specific Plan, noting any revised development intensity and trip totals by planning district.

Community Plan Analysis:

The proposed project is located within both the Mission Valley Community Planning Area and the Serra Mesa Community Planning Area. Of the project's approximately 230.5 acres, 225 are located in the Mission Valley community, with the remaining 5.5 acres in the northernmost portion of the site located within the Serra Mesa community.

The portion of the proposed project located within the Serra Mesa community is designated for single-family residential use with a maximum density of 7 to 9 units per net acre. The project proposes to develop the 5.5 acres within the Serra Mesa community as public open space. No portions of the proposed Quarry Falls Specific Plan or community plan amendment are within the boundary of the Serra Mesa Community Planning Area.

The portion of the project located within the Mission Valley Community Planning Area is designated Multiple Use. While the proposed project is in conformance with the Multiple Use designation of the Mission Valley Community Plan, an amendment to the Plan is required. A Community Plan Amendment is required for two reasons:

- 1) The Community Plan recommends preparation of a Specific Plan for areas of ten acres or greater identified for Multiple Use within the Mission Valley Community Plan. Adoption of the Specific Plan would functionally amend the Community Plan. The Specific Plan would replace the current Multiple Use land use designation for this site by establishing land uses, design guidelines and development standards for the project. Upon adoption by City legislative action, the Specific Plan would serve both policy and regulatory functions. The Specific Plan, in concert with the City's Land Development Code, would govern development within the Specific Plan boundaries.

2) The proposed project exceeds the traffic allocations identified for the Development Intensity Districts established in the Mission Valley Community Plan. The entire Mission Valley Community Planning Area, including the Quarry Falls project site, is within the Development Intensity Overlay District. Specific Average Daily Trips (ADT) thresholds have been assigned to each Development Intensity District. Projects that would generate traffic in excess of the traffic allocations established by Threshold 2 (identified in the Mission Valley Community Plan), are required to be processed as a Community Plan Amendment and require the preparation of a traffic study and environmental review in accordance with CEQA. The proposed project site is located within Development Intensity District "F" which has a maximum threshold of 140 trips per gross acre. Therefore, when applied to the Mission Valley portion of the project site, intensity in excess of approximately 31,497 ADT requires the preparation of a Community Plan Amendment. The revised Quarry Falls Specific Plan includes a target development intensity that would result in a total of 48,959 cumulative external ADT.

General Plan Conformance

The Strategic Framework Element of the General Plan identifies Mission Valley as a Regional Subdistrict, meaning it constitutes a concentration of employment and housing and is appropriate to provide higher intensity development. This particular site is also identified as having a High Propensity to develop as a village area on the General Plan's Village Propensity Map. One of the primary goals of the General Plan's Land Use and Community Planning Element is to achieve balanced communities and equitable development. The proposed project will provide a diversity of housing types and densities including senior housing and the provision of affordable on-site housing within a sub-regional employment center.

The General Plan's Mobility Element promotes walkability and multi-modal transportation in order to reduce dependency on the automobile. The proposed project addresses the walkable community goals by an interconnected system of pedestrian and bicycle trails, sidewalks, public spaces and street design, with an overall design concept that places all residential development within a 10-minute walk from the central park, civic center, and retail core of the project. Further, the Specific Plan's Transportation Demand Management program includes the establishment of a shuttle system through the project to connect to the light rail stations, as well as the provision of transit passes for residents and workers.

The Urban Design Element of the General Plan includes the principle to build a compact, efficient, and environmentally sensitive pattern of development. The proposed project includes both horizontal and vertical mixed use components with a mix of housing types. The design guidelines propose to place ground floor retail to activate and attract pedestrian activity, with plazas, courtyards and paseos planned within the retail core, and a civic center to create a focal point for public gathering.

The General Plan's Recreation Element provides that the appropriate quality and quantity of parks, recreation facilities and infrastructure is provided citywide. The project proposes to meet its population-based neighborhood park needs both on-site with the construction of a central park, interconnected by a trail system extending throughout the project site, as well as through the payment of development impact fees for the community park component.

The Conservation Element of the General Plan contains numerous policies aimed at promoting the City of San Diego as an international model of sustainable development and conservation. The project proposes to address a variety of conservation needs by utilizing the design goals of the United States Green Building Council Leadership in Energy and Environmental Design – Neighborhood Development (LEED-ND) goals for sustainability.

Approval Actions:

Community Plan Amendment

The amendment to the Mission Valley Community Plan proposes changes to the community plan to address the Quarry Falls Specific Plan (Attachment 33). Proposed changes to the community plan as part of the amendment include the following:

- **Commercial Land Uses** – The addition of the *Urban Village* land use category for the Village Walk District within Quarry Falls. As described in the General Plan, an Urban Village serves the region with many types of uses, including housing, in a high-density, mixed-use setting. Integration of commercial and residential use is emphasized; larger, civic uses and facilities are a significant component. Uses include housing, business/professional office, commercial service and retail.
- **Entertainment Facilities** – The addition to the community plan's discussion of Entertainment Facilities to include the amphitheater and outdoor gathering places proposed for Quarry Falls as other venues for entertainment in the community.
- **Commercial-Office** – Under the Commercial-Office land use category in the community plan, commercial office space will also be built along Friars Road between Qualcomm Way and River Run Drive, as proposed by the Quarry Falls Specific Plan.
- **Sand and Gravel** – The relocation of the asphalt and concrete plant operations associated with mining on the project site to the southeast corner of Quarry Falls as an interim use. Under the Amended CUP, the asphalt and concrete plants will remain in operation until 2022. At that time, this area of the Specific Plan – the Quarry District – will develop in accordance with the Specific Plan.
- **Multiple Use Development Option** – The expansion of the description of a multi-use development to clearly indicate that a comprehensive plan for development shall be associated with this option and it is not the intent of the community plan that every parcel within a multi-use development includes *two or more significant revenue-producing uses*.

- **Transportation Element** – Within the Development Guidelines section of the community plan's Transportation Element, add language to address the public streets proposed as part of the Quarry Falls Specific Plan. The Community Plan Amendment also revises exhibits in the community plan to identify Quarry Falls as a Specific Plan area and to include new circulation element streets as identified in the project.

Rezone

The project site is currently zoned RS-1-7, MVPD-MV-M and MVPD-MV-M/SP for the area within the Mission Valley Community Plan and RS-1-7 for the small area located in the Serra Mesa Community Plan. The MVPD-MV-M zone is a multiple use zone under the Mission Valley Planned District Ordinance (MVPDO); according to the MVPDO, the multiple use zone requires a mix of residential and commercial uses. The MVPD-MV-M/SP requires application of a Specific Plan for this area. In accordance with Section 103.2100 of the City's Land Development Code, with adoption of the Quarry Falls Specific Plan, the MVPDO will no longer apply to Quarry Falls. Instead, in concert with the Specific Plan, the City's Land Development Code will govern the development within Quarry Falls. Additionally, the design guidelines and development standards set forth in the Specific Plan will replace the requirements of the MVPDO and are intended to allow for ministerial and discretionary review of subsequent projects within the specific plan area.

The project will rezone the area within Mission Valley and covered by the Quarry Falls Specific Plan as listed in Attachment 13, *Summary of City Zones Applied to Quarry Falls*, which provides a general summary of the various zones proposed for Quarry Falls based on Chapter 13 of the City's Land Development Code. *Quarry Falls Zones and Development Intensity* identifies the proposed zones and development intensities for each of the planning districts in Quarry Falls. No zone change is proposed for the area of the project site located within Serra Mesa (Attachment 11).

Vesting Tentative Map (VTM)

In order to allow the development of Quarry Falls, a Vesting Tentative Map (VTM) is proposed. The VTM subdivides the site into a number of private, park/open space and slope lots to facilitate private and public development and maintenance responsibilities. The VTM proposes site grading and necessary infrastructure including streets, water and wastewater lines and area transportation improvements.

As part of the VTM, a 1.3-acre passive park will be developed north of the Quarry Falls Specific Plan area and south of Phyllis Place. Located within the Serra Mesa Community, this park will provide areas for passive park enjoyment and view outlooks. A trail will connect the Phyllis Place Park, between Phyllis Place and development proposed for the Quarry Falls Specific Plan.

Master Planned Development Permit (MPDP)

In concert with the Specific Plan, a Master Planned Development Permit (PDP) is proposed to establish the conditions to implement the design guidelines contained in the Specific Plan and allow for minor variations to the zones applied to specific planning districts and subdistricts. The deviations to maximum building and retaining wall heights, as well as setbacks are listed in the Master Planned Development Permit Table (Attachment 14).

Site Development Permit

The project site is not located within a Multi Habitat Planning Area (MHPA) as identified by the City of San Diego Multiple Species Conservation Program (MSCP); the site does contain areas identified as Sensitive Lands in the City's Environmentally Sensitive Lands (ESL) ordinance. Specifically, a small area (0.06 acres) of disturbed wetlands, as well as upland habitat (coastal sage, scrub, mixed chaparral, and annual grasslands) will be affected by implementation of the project. An additional 0.12 acre of off-site disturbed wetlands will also be affected. The project will also affect a small area of steep slopes (approximately 0.016 acre) within the boundary of the Mission Valley Community Plan that is identified as Environmentally Sensitive Lands. The ESL ordinance requires processing of a Site Development Permit (SDP) concurrently with the project's actions.

Conditional Use Permit (CUP)/Reclamation Plan Amendment

The project proposes to amend Conditional Use Permits 5073 and 82-0215. The site is the location of an on-going resource extraction operation for the mining and processing of sand and gravel. As part of those activities, asphalt and concrete plants are in operation in the central portion of the site. As resources are depleted and mining operations phase out, approved Reclamation Plans will be implemented.

In accordance with Section 3502 of SMARA, the Quarry Falls project will not "*substantially affect the approved end use of the site as established in the [approved] reclamation plan.*" The amended Reclamation Plan is being processed to retain approximately 2.4 million cubic yards of excess fill material and update the revegetation plan to current landscape standards. The amended Reclamation Plan maintains the proposed end land use as a compacted, revegetated site which will allow for future urban development as identified in the land use section of the Mission Valley Community Plan. CUP 5073 and/or CUP 82-0315 will be amended to adjust the grading scheme of the Reclamation Plan and to allow for the relocation of the asphalt and concrete plants to the southeast corner of the site (Attachment 15 and 16). Conditions also have been added to the Amended CUP to sunset the active mining no later than December 31, 2011, and the entire CUP, including the batch plant uses will extinguish June 30, 2022 (Attachment 26).

As part of the Reclamation Plan, reclaimed mine slopes surrounding development areas on site will be landscaped to fulfill SMARA requirements. A property owners association or other approved maintenance organization will maintain landscaped slopes. The revegetation/landscaping will consist of native plant species selected to be visually and

horticulturally compatible with the surrounding slopes of Mission Valley. Larger native shrubs will be planted from containers to achieve an informal pattern on the slopes and to create a difference in scale. This design is intended to break up the bulk and scale of the large engineered slopes.

Environmental Analysis:

The Program Environmental Impact Report (PEIR) analyzed the environmental impacts of the proposed Quarry Falls Specific Plan and Conditional Use Permit/Reclamation Plan Amendment. Implementation of the proposed Mitigation, Monitoring and Reporting Program (MMRP), which is included in the PEIR as Chapter 11, would reduce the environmental effects of the project to below a level of significance with the exception of significant, unmitigated impacts related to Land Use (direct and cumulative), Transportation/Traffic Circulation/Parking (direct and cumulative), Visual Effects and Neighborhood Character (direct and cumulative) and Public Utilities (cumulative). Land use impacts are associated with unmitigated traffic circulation impacts in the Mission Valley Community Plan. Unmitigated traffic impacts to segments and arterials are projected on portions of Friars Road, Mission Gorge Road, Qualcomm Way and Texas Street, and in the Horizon Year to the intersections of Friars Road/Fenton Parkway, Friars Road/Riverdale Street, and Texas Street/Monroe Avenue; additional cumulative impacts to intersections are partially mitigated by fair share payments. Significant direct and cumulative impacts are anticipated to occur at four freeway ramps and eight freeway segments.

The reduction in the size of the project would reduce the extent of the environmental impacts analyzed within the PEIR. The density transfer provisions and the transportation measures were already analyzed within the PEIR; therefore, additional impacts would not be anticipated. The potential for impacts caused by the construction and ongoing operation of the wastewater reclamation plant were analyzed, and it was determined that no additional significant environmental impacts would result.

Visual effects/neighborhood character impacts are anticipated to occur from landform alterations to retain excess fill material on-site and visual change resulting from the development of the site from a mining operation to urban uses. Public utility impacts are anticipated to occur due to the lack of long-term regional disposal capacity to accommodate the solid waste generated by the project. Implementation of the proposed MMRP would reduce impacts to below a level of significance in the following categories: air quality, noise, biological resources, health and safety, historical resources, paleontological resources, and public utilities (direct impacts).

Transportation/Traffic Circulation/Parking

Implementation of the project will have direct and cumulative impacts to segments arterials, intersections, freeway ramps and freeway segments in the project study area. These include impacts to intersections and/or segments at five freeway interchanges and segments in Mission Valley (portions of Friars Road and Qualcomm Way), Serra Mesa (Murray Ridge Road) and Greater North Park (Texas Street).

A transportation phasing plan has been developed to implement mitigation measures to reduce impacts to below a level of significance (Attachment 17). Improvements to the Friars Road/SR-163 interchange is proposed unless an in-lieu payment is adopted by the City of San Diego to generate \$19 million (2007 dollars) in matching funds for a more comprehensive set of regional improvements; this option would result in temporary impacts until the local interchange improvements are assured and constructed by the City of San Diego.

Feasible mitigation has been identified for Texas Street, however, based upon priorities in the Greater North Park Public Facilities Financing Plan and discussions with that respective planning group. Pedestrian lighting, a new sidewalk and traffic calming have been identified as preferred alternative mitigation measures to preserve neighborhood character and maintain the quality of life of the residential neighborhood. The alternative mitigation will result in an unmitigated impact at this location.

Feasible mitigation has been identified for Murray Ridge Road to restripe a segment from two lanes to four lanes. As part of the motion to recommend approval of the Quarry Falls Specific Plan, the SMPG recommended the street be maintained at one travel lane in each direction to preserve the community character of the residential neighborhood. Should the SMPG recommended alternative mitigation measure be adopted, an unmitigated impact would result at this location.

All direct impacts to intersections will be mitigated by improvements identified in the transportation phasing plan. The location for each improvement is identified on Attachment 18, *Locations of Transportation Phasing Plan Improvements*. Implementation of these mitigation measures would reduce many of the significant traffic impacts to roadway segments and intersections. Improvements for freeway ramp and mainline impacts cannot be implemented directly by private development as they are in the control of Caltrans.

At build-out, the project would have mitigated in excess of \$31 million (2007 dollars) towards widened arterials, traffic signal coordination and other traffic improvements, and freeway interchange improvements at SR-163/Friars Road, I-8/Mission Center Road, I-15/Friars Road and I-805/Murray Ridge Road locations.

The project would implement additional measures to improve traffic operations and offset unmitigable cumulative impacts. Although these measures were not utilized in the traffic study to reduce external cumulative average daily trips, they encourage multi-modal transportation, walkability, and a decrease in reliance upon the automobile for personal trips.

The following transportation phasing plan improvements are intended to further reduce reliance on vehicular trips and make transit readership more convenient:

- **Pedestrian Bridge** - Construct a pedestrian bridge over Friars Road to connect Quarry Falls to the Rio Vista West shopping center and provide access to the Rio Vista West trolley station.
- **Transportation Demand Management Plan** - Prior to the issuance of any building permits for Phase 1, the applicant shall develop a comprehensive Transportation

Demand Management Plan that includes information kiosks in central locations, bike lockers, priority parking spaces for carpools, a shuttle system for residents and employees that connects to nearby LRT stations, transit passes for local residents and employees, an on-site shared car program utilizing hybrid vehicles, and coordination with MTS for potential public or private bus service in Quarry Falls, satisfactory to the City Engineer.

Additional improvements to improve traffic operations and circulation include:

- **Friars Road/Avenida de las Tiendas** - Lengthen westbound turn lane.
- **Mission Center Road/Quarry Falls Boulevard** - Widen northbound approach; widen westbound approach; widen eastbound approach.
- **Friars Road Westbound Auxiliary Lane** - Widen westbound segment.
- **Friars Road Westbound/Qualcomm Way** - Widen southbound and restripe northbound approaches.

Significant, unmitigable direct and cumulative impacts include 15 roadway/arterial segments, three intersections, four ramps, and eight freeway segments. The mitigation proposed also could result in a loss of parking at a segment on Friars Road and Murray Ridge Road. The implementation of the project would also create six temporary impacts, two of which would be subsequently mitigated to below a level of significance by future improvements made by the project, and the remaining reduced to below a level of significance by the build-out of improvements identified in the Mission Valley Public Facilities Financing Plan. Locations where improvements have been determined to be infeasible would experience significant and unmitigable impacts.

Visual Effects and Neighborhood Character

The proposed project would result in significant and unmitigable impacts associated with landform alteration and visual character of the site. Landform alteration occurs from the retention of 2.4 million cubic yards of excess fill material generated from many decades of mining operations. The retention of this fill material allows the site to be graded to a condition that replaces the flat pad bordered by mined slopes of up to 220 feet in height with terraced pads and manufactured slopes up to 120 feet in height. This is considered a significant impact to the visual character of the project site and surrounding area. Whether the change is adverse or beneficial is subjective.

Public Utilities

The proposed project would result in significant and unmitigable impacts associated with cumulative impacts for solid waste disposal. The project will generate large amounts of solid waste through construction and operation of the proposed residential, commercial, mixed use, parks and civic uses. In accordance with City of San Diego guidelines pertaining to new developments that are expected to generate large amounts of solid waste, a waste management plan would be required for the project. The plan would address solid waste management techniques for demolition, construction, and operational activities, including reuse and recycling of materials. To reduce the amount of waste generated by demolition activity, the demolished materials would be sorted at the project site and recycled in accordance with the demolition debris recycling strategies established by the City of San Diego Environmental Services Department with a project goal to achieve 75% waste diversion, exceeding the City goal of 50% waste diversion. Additionally, the City's Municipal Code requires that new multi-unit residential and commercial/industrial developments provide adequate space for storage and collection of refuse and recyclable materials. The proposed project would comply with this requirement.

Greenhouse Gas Emissions

The project addresses a variety of conservation needs, including the need to reduce greenhouse gas emissions and the impacts of global warming, by utilizing the design goals of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design – Neighborhood Development (LEED-ND) goals for sustainability which integrate the principles of smart growth, new urbanism and green building. The project has been accepted as a LEED-ND pilot project, and the applicant is seeking preliminary review of the conceptual plan.

As designed, the proposed Quarry Falls project incorporates a significant number of project design features (PDFs), which have the effect of reducing the number and length of automobile trips, and reducing energy consumption through energy and water efficient design. These features have not been included in calculating reductions to greenhouse gas emissions:

- Provide a mix of uses and residential densities that implement the City of Villages Strategy by focusing growth into transit-oriented mixed-use activity centers that promote increased walking, bicycling, and use of public transit.
- Seek certification as a Leadership in Energy and Environmental Design – Neighborhood Development (LEED-ND) pilot program project which integrates the principles of smart growth, new urbanism, and green building.
- Location proximate to a light-rail trolley line, which will be linked to the project by a pedestrian bridge that spans Friars Road and which provides a more efficient alternative to automobile travel.
- Require high-efficiency irrigation equipment such as evapotranspiration controllers, soil moisture sensors and drip emitters for all projects that install separate irrigation meters.

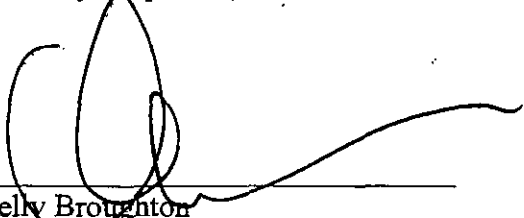
- Recycle a minimum of 75 percent of unused and waste construction materials.
- Require residential buildings to be designed with operable windows oriented to take advantage of the prevailing winds to naturally ventilate indoor spaces.
- Require project-wide recycling, for single-family, multi-family, commercial, and retail establishments.
- Work with the Metropolitan Transit System to make discounted trolley/bus passes available for project residents and employees.
- Provide a shuttle system for residents and employees that connects the project to trolley and bus stations.

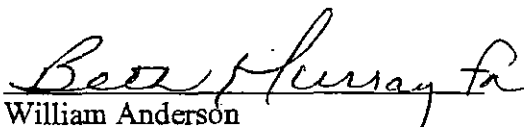
FISCAL CONSIDERATIONS: No cost to the City. A deposit account funded by the applicant recovers all costs associated with the processing of the project application.

PREVIOUS COUNCIL and/or COMMITTEE ACTION: None.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On June 4, 2008, the Mission Valley Unified Planning Committee (MVUPC) voted 11-4-0 to recommend approval of the project. The MVUPC recommendation was based upon the inclusion of a road connection to Phyllis Place and additional development design standards which have been added to the Specific Plan. On June 19, 2008, the Serra Mesa Planning Group (SMPG) voted 9-3-0 to recommend approval of the project. The SMPG recommendation was based upon prohibiting the road connection to Phyllis Place, additional mitigation at the Phyllis Place/Murray Ridge Road and I-805 interchanges, and preserving neighborhood character by maintaining Murray Ridge Road with one travel lane in each direction.

KEY STAKEHOLDERS (& Projected Impacts if applicable): Quarry Falls, LLC, Sudberry Properties, Vulcan Materials Company


 Kelly Broughton
 Director, Development Services Department


 William Anderson
 Deputy Chief Operating Officer,
 Executive Director of City Planning and Development

ATTACHMENTS:

1. Aerial Photograph
2. Project Location Map
3. Mission Valley Community Plan Land Use Map
4. Serra Mesa Community Plan Land Use Map
5. Project Data Sheet

6. CUP 5073 and 82-0315
7. CUP Existing Site Conditions
8. Quarry Falls Specific Plan Land Use Plan (Separate Binding)
9. Quarry Falls Illustrative Land Use Plan
10. Quarry Falls Planning Districts
11. Quarry Falls Zones and Development Intensity
12. Mission Valley Street Slope Analysis
13. Summary of City Zones Applied to Quarry Falls
14. Master Planned Development Permit Deviation Table
15. Existing and Proposed Batch Plants Locations
16. Proposed Batch Plant/Site Plan
17. Transportation Phasing Plan
18. Locations of Transportation Phasing Plan Improvements
19. Road Connection to Phyllis Place Alternative
20. Mission Valley Unified Planning Group Recommendation
21. Serra Mesa Planning Group Recommendation
22. Vesting Tentative Map
23. Draft VTM Conditions and Subdivision Resolution
24. Draft MPDP and SDP with Conditions
25. Draft MPDP and SDP Resolution and Findings
26. ~~Draft CUP/Reclamation Plan Amendment with Conditions~~
27. Draft CUP/Reclamation Plan Resolution and Findings
28. Quarry Falls Specific Plan (separate bound attachment)
29. Draft Rezone Ordinance
30. Rezone - B Sheet
31. Planning Commission Resolution No. 3508-PC, May 6, 2004
32. City Responses to Initiation of Community Plan Amendment Issues
33. Draft Mission Valley Community Plan Amendment Document and Resolution
34. Ownership Disclosure Statement
35. Project Chronology
36. Planning Commission Report No. 08-064
37. Memo to Planning Commission dated August 29, 2008

Available for viewing in the
Office of the City Clerk
Cab 2nd floor

000991

REQUEST FOR COUNCIL ACTION
CITY OF SAN DIEGO1. CERTIFICATE NUMBER
(FOR AUDITOR'S USE)TO:
CITY ATTORNEY

2. FROM (ORIGINATING DEPARTMENT):

DEVELOPMENT SERVICES DEPARTMENT

3. DATE:

September 12, 2008

4. SUBJECT:

Quarry Falls - Project No. 49068

5. PRIMARY CONTACT (NAME, PHONE & MAIL STA.)

Jeannette Temple (619) 557-7908, MS-501

6. SECONDARY CONTACT (NAME, PHONE & MAIL STA.)

Mike Westlake (619) 446-5220, MS-501

7. CHECK BOX IF REPORT TO
COUNCIL IS ATTACHED ☒

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND					9. ADDITIONAL INFORMATION / ESTIMATED COST:
DEPT.	1317				
ORGANIZATION	1671				
OBJECT ACCOUNT	4022				
JOB ORDER	423334				
C.I.P. NUMBER					
AMOUNT					

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
1	ORIGINATING DEPARTMENT	KELLY BROUGHTON	9/19/08	8	DEPUTY CHIEF	WILLIAM ANDERSON	9/23/08
2	EAS	KEN TERRY	9/19/08	9	COO		
3	CPC/PLANNING	MARY WRIGHT	9.20.08	10	CITY ATTORNEY	NINA FAIN	10/6/08
4	LIAISON OFFICE			11	ORIGINATING DEPARTMENT	MIKE WESTLAKE	9/18/08
5				DOCKET COORD: _____ COUNCIL LIAISON: _____ <input checked="" type="checkbox"/> COUNCIL PRESIDENT <input type="checkbox"/> SPOB <input type="checkbox"/> CONSENT <input type="checkbox"/> ADOPTION <input type="checkbox"/> REFER TO: _____ COUNCIL DATE: _____			
6							

11. PREPARATION OF:

☒ RESOLUTION(S)☒ ORDINANCE(S)☐ AGREEMENT(S)☐ DEED(S)

- 1) Council resolution certifying that the information contained in Project No. 49068 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that said Environmental Impact Report No. 49068, SCH No. 2005081018 reflects the independent judgement of the City of San Diego as Lead Agency, stating for the record that the final Environmental Impact Report has been reviewed and considered prior to approving the project, certifying the final Environmental Impact Report, adopting Findings and Statement of Overriding Considerations, and adopting the Mitigation, Monitoring, and Reporting Program.
- 2) Council resolutions approving Amendments to the General Plan and the Mission Valley Community Plan.
- 3) Council resolutions approving the Vesting Tentative Map No. 183196.
- 4) Council resolutions approving the Quarry Falls Specific Plan, Master Planned Development Permit No. 183193, Site Development Permit No. 183192 and Conditional Use Permit and Reclamation Plan Amendment No. 183194.
- 5) Council ordinance adopting Rezone No. 183191.

11A. STAFF RECOMMENDATIONS:

Approve Resolutions, Adopt Ordinance and initiate a Community Plan Amendment for the Serra Mesa Community Plan to include a road connection to Phyllis Place.

000992

Council district: 6Community areas: Mission Valley and Serra Mesa

Environmental impact: the City of San Diego as lead agency under CEQA has prepared and completed an Environmental Impact Report, Project No. 49068, dated July 23, 2008, and mitigation, monitoring and reporting program covering this activity.

Housing impact: The target density of the proposed community plan amendment would allow the project to develop a maximum of 4,780 residential units. These units are envisioned to be provided through a diversity of product types, including condominiums, town homes, apartments, row homes, courtyard units, lofts, live/work units, carriage units, senior housing and assisted care units through standards in the design guidelines and density ranges. The proposed project will include 10% of the total units designated as affordable to satisfy the city's inclusionary housing ordinance. A development condition prohibits the project from seeking a density bonus for additional units.

City clerk instructions:

1. 10-business day Public noticing is required.
2. Return copies of each resolution and ordinance to Jeannette Temple, MS-501 and a copy of the Plan Amendment resolution to Mary Wright, MS-5A.
3. Council action requires a majority vote.
4. Please provide copy of entire docket binder information (with page numbering) to Jeannette Temple, MS-501.

CITY ATTORNEY DIGEST

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

EFFECTIVE DATE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REZONING 225 ACRES LOCATED NORTH OF FRIARS ROAD, SOUTH OF PHYLLIS PLACE, BETWEEN MISSION CENTER ROAD AND INTERSTATE 805 WITHIN THE MISSION VALLEY COMMUNITY PLAN AREA FROM THE RS-1-7, MVPD-MV-M, AND MVPD-MV/SP ZONES TO THE OP-2-1, RS-1-7, RM-1-1, RM-2-4, RM-3-7, RM-3-8, RM-3-9, RM-4-10, CC-3-5, AND IL-3-1 ZONES, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0202, 131.0403, 131.0406, 131.0507, AND 131.0603 AND REPEALING ORDINANCE NOS. O-17499 (NEW SERIES) AND O-13457 (OLD SERIES) ADOPTED AUGUST 22, 1990 AND MARCH 17, 1932 RESPECTIVELY, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICT HERewith.

This Ordinance approves the rezoning of approximately 225 acres located North of Friars Road, South of Phyllis Place, between Mission Center Road and Interstate 805, and legally described as Portions of Pueblo Lands 1109, 1173, 1174, 1182, 1183, 1184 and 1186, in the Mission Valley Community Plan area, in the City of San Diego, California.

This ordinance contains a notice that a full reading of this ordinance is dispensed with prior to its final passage, since a written or printed copy will be available to the City Council and the public a day prior to its final passage.

This ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

000994

A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd Floor, City Administration Building, 202 C Street, San Diego, CA 92101.

NMF:mm

09/29/08

Or.Dept:DSD

O-2009-46

MMS#6848

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REZONING 225 ACRES LOCATED NORTH OF FRIARS ROAD, SOUTH OF PHYLLIS PLACE, BETWEEN MISSION CENTER ROAD AND INTERSTATE 805 WITHIN THE MISSION VALLEY COMMUNITY PLAN AREA FROM THE RS-1-7, MVPD-MV-M, AND MVPD-MV/SP ZONES TO THE OP-2-1, RS-1-7, RM-1-1, RM-2-4, RM-3-7, RM-3-8, RM-3-9, RM-4-10, CC-3-5, AND IL-3-1 ZONES, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0202, 131.0403, 131.0406, 131.0507, AND 131.0603 AND REPEALING ORDINANCE NOS. O-17499 (NEW SERIES) AND O-13457 (OLD SERIES) ADOPTED AUGUST 22, 1990 AND MARCH 17, 1932 RESPECTIVELY, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICT HERewith.

WHEREAS, on May 11, 2005, Quarry Falls, LLC., submitted an application to the City of San Diego for a Community Plan Amendment, General Plan Amendment, Specific Plan, Master Planned Development Permit, Site Development Permit, Vesting Tentative Map, Conditional Use Permit/Reclamation Plan Amendment, Mission Valley Public Facilities Financing Plan Amendment, and a Rezone from the RS-1-7, MVPD-MV-M, and MVPD-MV/SP zones to the OP-2-1, RS-1-7, RM-1-1, RM-2-4, RM-3-7, RM-3-8, RM-3-9, RM-4-10, CC-3-5, and IL-3-1 zones for the Quarry Falls Project No. 49068; and

WHEREAS, on September 18, 2008, the Planning Commission of the City of San Diego considered Rezone No. 183191 for the Quarry Falls Project No. 49068, and pursuant to Resolution No. 4447-PC voted to recommend City Council approval of the Rezone; and

WHEREAS, The City Council may approve a zoning or rezoning action whenever public necessity or convenience, the general welfare, or good zoning practice justifies this action; and

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter required the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That approximately 225 acres located North of Friars Road, South of Phyllis Place, between Mission Center Road and Interstate 805, and legally described as Portions of Pueblo Lands 1109, 1173, 1174, 1182, 1183, 1184 and 1186, in the Mission Valley Community Plan area, in the City of San Diego, California, as shown on zone Map Drawing No. B-4265, filed in the office of the City Clerk as Document No. OO-_____, are rezoned from the RS-1-7, MVPD-MV-M AND MVPD-MV/SP zones into the OP-2-1, RS-1-7, RM-1-1, RM-2-4, RM-3-7, RM-3-8, RM-3-9, RM-4-10, CC-3-5, and IL-3-1 zones, as the zones described and defined by San Diego Municipal Code Sections 131.0202, 131.0403, 131.0406, 131.0507, and 131.0603. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

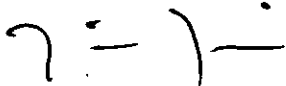
Section 2. That Ordinance No. O-17499 (New Series), adopted July 23, 1990, and O-13457 (Old Series), adopted February 15, 1932, of the ordinances of the City of San Diego is repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to passage, since a written copy was made available to the City Council and the public a day prior to passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its final passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Nina M. Fain
Deputy City Attorney

NMF:mm
09/17/08
10/10/08 COR.COPY
Or.Dept:DSD
O-2009-40
MMS#6848

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING AND APPROVING PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 49068 AND ADOPTING THE FINDINGS; THE MITIGATION, MONITORING, AND REPORTING PROGRAM; AND THE STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE QUARRY FALLS PROJECT.

WHEREAS, on May 11, 2005, Quarry Falls, LLC., submitted an application to the City of San Diego for a Community Plan amendment, General Plan amendment, Rezone, Specific Plan, Master Planned Development Permit, Site Development Permit, Vesting Tentative Map, Conditional Use Permit/Reclamation Plan amendment, and a Mission Valley Public Facilities Financing Plan amendment for the Quarry Falls Project [Project]; and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter required the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was heard by the City Council on _____; and

WHEREAS, the City Council of the City of San Diego considered the issues discussed in Program Environmental Impact Report [PEIR] No. 49068 prepared for the Project; NOW
THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego that it is certified, that PEIR No. 49068, on file in the Office of the City Clerk has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said PEIR, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of a Community Plan amendment, General Plan amendment, Rezone, Specific Plan, Master Planned Development Permit, Site Development Permit, Vesting Tentative Map, Conditional Use Permit/Reclamation Plan amendment, and a Mission Valley Public Facilities Financing Plan amendment for the Quarry Falls Project.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council adopts the findings made with respect to the Project, a copy of which is on file in the Office of the City Clerk and incorporated herein by reference.

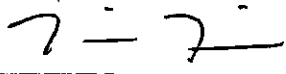
BE IT FURTHER RESOLVED, that pursuant to California Code of Regulations section 15093, the City Council adopts the Statement of Overriding Considerations, a copy of which is on file in the Office of the City Clerk and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto as Exhibit A and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Nina M. Fain
Deputy City Attorney

NMF:mm
10/09/08
Or.Dept:DSD
R-2009-417
MMS#6848

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AMENDMENTS TO THE MISSION VALLEY COMMUNITY PLAN AND THE GENERAL PLAN AND ADOPTING THE QUARRY FALLS SPECIFIC PLAN FOR THE QUARRY FALLS PROJECT NO. 49068.

WHEREAS, Quarry Falls, LLC., requested amendments to the General Plan and the Mission Valley Community Plan and the adoption of the Quarry Falls Specific Plan to redevelop an existing mining site with a maximum of 4,780 residential units, a maximum of 480,000 square feet of commercial retail, and a maximum of 420,000 square feet of commercial office, including approximately 17.5 acres of public population-based parks, civic uses, open space and trails, and an optional school site located by I-805 to the east, Friars Road to the south, Mission Center Road to the west and the Serra Mesa Community Plan boundary to the north, from Multiple Use to, Multiple-Use/Quarry Falls Specific Plan. The site is legally described as Portions of Pueblo Lands 1109, 1173, 1174, 1182, 1183, 1184 and 1186, in the City of San Diego, County of San Diego, State of California; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendments to the Mission Valley Community Plan consistent with the General Plan; and

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the Mission Valley Community Plan and the adoption of the Quarry Falls Specific Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

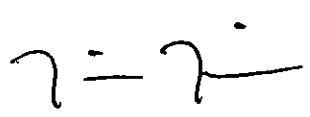
BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the amendment to the Mission Valley Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- _____.

BE IT FURTHER RESOLVED, that the Council adopts the Quarry Falls Specific Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- _____.

BE IT FURTHER RESOLVED, that the Council adopts the amendment to the General Plan for the City of San Diego to incorporate the amended Mission Valley Community Plan.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Nina M. Fain
Deputy City Attorney

NMF:mm
10/06/08
Or.Dept:DSD
R-2009-412
MMS#6848

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY
OF SAN DIEGO APPROVING VESTING TENTATIVE
MAP NO. 183196 FOR QUARRY FALLS PROJECT
NO. 49068.

WHEREAS, Quarry Falls, LLC., and Sudberry Properties/Entitlement L.P., Applicant/Subdivider, and TCB/Aecom, P&D Consultants, Engineer, submitted an application with the City of San Diego for a [Vesting Tentative Map [VTM] No. 183196], for the redevelopment of an existing mining site known as the Quarry Falls Project, located on the north side of Friars Road between I-805 and Mission Center Road and legally described as Portions of Pueblo Lands 1109,1173,1174,1182,1183, 1184, and 1186, in the City of San Diego, County of San Diego, State of California in the proposed OP-2-1, RS-1-7, RM-1-1, RM-2-4, RM-3-7, RM-3-8, RM-3-9, RM-4-10, CC-3-5, and IL-3-1 zones within the Mission Valley and Serra Mesa Community Plan areas; and

WHEREAS, the vesting tentative map proposes the subdivision of a 230.5-acre site into seventy-eight lots; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, this subdivision is a condominium project as defined in section 1350 et seq. of the California Civil Code and filed pursuant to the California Subdivision Map Act [Map Act]. The total number of residential condominium dwelling units is 4,780; and

WHEREAS, on September 18, 2008, the Planning Commission of the City of San Diego considered VTM No. 183196 and pursuant to Resolution No. 4447-PC voted to recommend City Council approval of the VTM; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter required the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been submitted and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to VTM No. 183196:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan. (Land Development Code [LDC] section 125.0440 and Subdivision Map Act sections 66473.5, 66474(a), and 66474(b)).
2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code. (LDC section 125.0440(b)).
3. The site is physically suitable for the type and density of development. (LDC section 125.0440(c) and Subdivision Map Act sections 66474(c) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (LDC section 125.0440(d) and Subdivision Map Act sections 66474(e)).
5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare. (LDC section 125.0440(e) and Subdivision Map Act section 66474(f)).

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. (LDC section 125.0440(f) and Subdivision Map Act section 66474(g)).

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (LDC section 125.0440(g) and Subdivision Map Act section 66473.1).

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources. (LDC section 125.0440(h) and Subdivision Map Act section 66412.3).

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that Vesting Tentative Map No. 183196 is granted to Quarry Falls, LLC, Sudberry Properties/Entitlement, LP, a California Limited Liability Company, Applicant/Subdivider, and TCB/Aecom, P & D Consultants, Engineer, subject to the attached conditions which are made a part of this resolution by reference.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 7-1-1
Nina M. Fain
Deputy City Attorney

NMF:mm
10/06/08
10/13/08 COR.COPY
Or.Dept:DSD
R-2009-414
MMS#6848

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO GRANTING SITE DEVELOPMENT PERMIT
NO. 183192 AND MASTER PLAN DEVELOPMENT PERMIT
NO. 183193 FOR QUARRY FALLS PROJECT NO. 49068.

WHEREAS, Quarry Falls, LLC, Owner/Permittee, filed an application with the City of San Diego for a site development permit/master planned development permit, to phase a redevelopment of a mining, extraction and processing use to land uses and development consistent with the Quarry Falls Specific Plan to be known as the Quarry Falls project, located on the north side of Friars Road, south of Phyllis Place between I-805 and Mission Center Road, and legally described as being a portion of Pueblo Lots 1109, 1173, 1174, 1182, 1183, 1184 and 1186 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, in the Mission Valley and Serra Mesa Community Plan areas, in the RS-1-7 zone of the Serra Mesa Community Plan area and in the MV-M and MV-M/SP zones in the Mission Valley Planned District which is proposed to be rezoned to the OP-2-1, RS-1-7, RM-1-1, RM-2-4, RM-3-7, RM-3-8, RM-3-9, RM-4-10, CC-3-5, and IL-3-1 zones; and

WHEREAS, on September 18, 2008, the Planning Commission of the City of San Diego considered Site Development Permit [SDP] No. 183192/Master Planned Development Permit [MPDP] No. 183193, and pursuant to Resolution No. 4447-PC voted to recommend City Council approval of the permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter required the City Council to act as a quasi-judicial body, a public

hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to SDP No. 183192/MPDP No. 183193:

**A. SITE DEVELOPMENT PERMIT SAN DIEGO MUNICIPAL CODE [SDMC]
SECTION 126.0504**

1. Findings for all Site Development Permits

a. The proposed development will not adversely affect the applicable land use plan. The Quarry Falls project has been developed to implement the policies, goals, and objectives of the City of San Diego General Plan, the City of Villages Strategy, the Mission Valley Community Plan [MVCP] land use and related policies identified for this site. Quarry Falls is consistent with the Strategic Framework of the General Plan which implements the City of Villages Strategy of focusing growth into pedestrian friendly mixed-use activity centers with connections to the regional transit system. The development of a public park and open space within the Serra Mesa Community Plan area is consistent with the land use and zoning identified for this portion of the project.

The MVCP (page 56) identifies this site for the multiple use development option with a mix of uses including residential, retail and office. At 230 acres (224 acres covered by the Specific Plan) the development triggers the 10-acre threshold identified in the community plan that requires the preparation of a Specific Plan for implementation of the project. The Quarry Falls Specific Plan implements the community plan goals by developing a mixed use, walkable urban village that includes a maximum of 4,780 residential units, a maximum 480,000 square feet of retail, and a maximum of 420,000 square feet of office. Additional uses include over 17 acres of public neighborhood parkland, a 4,000 square foot private recreation center and up to 15,000 square feet of civic and quasi-public uses. The mix of public and private uses and housing types that achieve the balanced community goals of the General Plan is further enhanced by the option for development of a public charter school.

Quarry Falls will implement many of the goals of the recently adopted General Plan in addition to the overall Community Plan goal of continuing the development of Mission Valley as a regional urban center while recognizing traffic needs and encouraging a community identity.

The project achieves the overall goals of high quality urban development, the facilitation of transportation and related improvements, the provision of public facilities and services, and a design that creates a sense of place that is respectful of the project's location within Mission Valley. The following Community Plan objectives are fulfilled by Quarry Falls:

- Provide a variety of housing types and densities within the community.

Quarry Falls envisions a maximum of 4,780 residential units that include "for sale" and/or "for rent" units built as condominiums, town homes, apartments and/or flats, row homes, courtyard units, lofts, live/work units, carriage units, senior housing and assisted care units located in varying zoning districts. The project will include 10 percent of the total units designated as affordable to satisfy the City's inclusionary Housing Ordinance. In addition, approximately 300 units are planned for senior housing.

- Encourages development which combines and integrates residential uses with commercial and service uses.
- Provide new development and redevelopment which integrates land uses into coordinated multi-use projects.

Quarry Falls is designed as a walkable, urban village with a mix of land uses to serve the immediate neighborhood and community at large. The land use plan is centered on a neighborhood park with pedestrian connections from all portions of the project. Higher densities surround the retail village core, closer to the pedestrian bridge and walkway to the light rail station. Flexibility in the range of retail uses in this district provides increased opportunities for small business and neighborhood serving uses resulting in a greater vibrancy to the commercial district and livability by activating the street and public space. In order to ensure adequate commercial services commensurate with residential development, conditions are included to require the construction of a minimum of 50,000 square feet of commercial office and retail space to serve the residents of Quarry Falls before residential development in excess of 2,478 units can be developed.

- Facilitate transportation into, throughout and out of the valley seeking to maintain a balanced transportation system.

Quarry Falls provides improvements or funding towards improvements at five major freeway interchanges that serve Mission Valley; Friars Road/SR-163, Mission Center Road/I-8, Qualcomm Way/I-8, Phyllis Place/I-805, and Friars Road/I-15. Overall, approximately \$50 million is committed to offsite transportation improvements, with over \$31 million committed to regional arterial improvements. The project has been designed so as to not preclude a road connection from Qualcomm Way to Phyllis Place should it be desired to construct the improvement at a future time.

- Encourage the use of public transit modes to reduce dependency on the automobile.

Quarry Falls incorporates several project features to encourage walkability and alternative modes of transportation. A comprehensive Transportation Demand Management [TDM] program will be developed during the initial phase of development that will include a shuttle system to the nearby light rail stations, and transit passes for local residents and workers. A pedestrian bridge will be constructed as part of Phase B of the project to provide a safe and convenient connection from the village core to the Rio Vista Trolley Station. On-site bus and shuttle stops with shelters will be provided and their location will be coordinated with SANDAG and MTS.

- Provide adequate off-street parking for all new development in Mission Valley.

Quarry Falls will meet or exceed parking requirements for all individual projects. Automobile parking shall comply with Land Development Code based on the zoning and land uses applied to each subdistrict.

- Create an intra-community bikeway system which would provide access to the various land use developments within the Valley, and connect to the regional system.

Quarry Falls includes Class II and Class III bikeways on all public streets, as well as bicycle connections to Serra Mesa (north), east and west along Friars Road, and south along Qualcomm Way and Mission Center Road to the trolley station and San Diego River trails.

- Improve the visual quality as well as the pedestrian efficiency of the existing and future pedestrian circulation system.

Quarry Falls has been designed with an extensive pedestrian trail and sidewalk system which includes landscaping and traffic calming measures to promote an aesthetic and safe walking environment. A sidewalk will be added easterly along the north side of Friars Road to connect to development east of the I-805 freeway. Other sidewalk improvements will be made at the project intersections on Qualcomm Way and Mission Center Road. A pedestrian bridge spanning Friars Road will provide a safe walk from the village core to the Rio Vista trolley station and the trail system along the San Diego River. The project also proposes the construction of a sidewalk and pedestrian lighting on Texas Street to connect Greater North Park to Mission Valley.

- Preserve as open space those hillsides characterized by steep slopes or geological instability in order to control urban form, insure public safety, provide aesthetic enjoyment, and protect biological resources.

Quarry Falls is a mostly disturbed site, comprised of geologically stable manufactured slopes. As part of the mining reclamation plan, these slopes will be revegetated to native conditions and remain in perpetuity as private open space. Because the mined slopes do not constitute a "scenic resource," the treatment of the northern slopes and the creation of a visible

band of open space achieves the goal of rehabilitation, rather than preservation. The manufactured slopes from mining will be revegetated to create a band of open space along I-805 and the eastern portion of Phyllis Place. The MVCP calls for a road connection to the upper mesa at this location therefore the project has been designed to accommodate the road connection to Phyllis Place. The retention of 2.4 million cubic yards of fill material creates the opportunity to design a multi-use land plan and meet the engineering requirements for a potential road connection to Phyllis Place. The terracing of lots, encouraged by the Community Plan, provides visual variety to the development and slope areas.

- Provide adequate park and recreation areas for the use of Mission Valley residents in accordance with the General Plan.

Quarry Falls will satisfy the General Plan goal of 2.8 acres of population based parkland by constructing approximately 17.5 acres of public neighborhood parkland (consisting of both public property and private property with easements allowing for public use) on-site and paying the Mission Valley Public Facilities Financing Plan Development Impact Fee for the community park, recreation center and swimming pool identified by the Community Plan (equivalent to 0.8 acres per 1,000 population).

Park design and uses will be defined as part of the park development process identified in Council Policy 600-33, Community Notification and Input for City-Wide Park Development Projects. Phase A of the project includes the development of the Creekside Park and Phyllis Place park and preservation of open space. The Central Park and Civic Center is required to be constructed with Phase B of the project.

- Provide and maintain a high level of service for the full range of community facilities necessary in an urban area.

Quarry Falls will be served by adequate public facilities and services within Mission Valley. The project will provide off-site and on-site improvements for connections to water, sewer, gas, and electrical utilities. Adequate capacity exists in the public schools in the surrounding communities that currently serve school aged children; in addition, Quarry Falls has identified a site for a public school to serve approximately 800 students. Library services are provided by an approximately 20,000 square foot facility that is adequate in size to serve the growth in residents proposed by the project.

An analysis of police and fire services has determined response times to the site currently meet the standards set by the City of San Diego. Police services are provided from the Eastern Division Substation, approximately four miles from the site. Eastern Division has adequate capacity for the addition of staff required to maintain optimal staffing based upon demand due to the project. The project will pay Mission Valley Public Facilities Financing Plan Development Impact Fees to assist in funding public services and facilities such as an additional fire station in Mission Valley.

The City of San Diego CPCI Economic Development Division has reviewed the "Fiscal Impact Analysis for Quarry Falls" prepared by Economic Research Associates [ERA] dated

August 28, 2006. The City concurs with most of the assumptions and conclusions of the analysis that the project would provide extraordinary public benefits in the form of total General Fund revenues of approximately \$7.5 million at build out, more than the projected \$6.7 million required to meet existing service levels (comprised of \$2.7 for police, \$1.5 million for fire, and \$2 million for libraries, parks and other services). This results in an annual surplus of approximately \$800,000 annually to the City's General Fund and therefore the project does not impose a burden upon the City's operating budget, rather, it contributes additional revenue for essential public services. This figure could be higher depending on the tenant mix at Village Walk Center and the office complex, particularly if the office tenant mix includes businesses with a taxable point of sale.

- Conserve the Valley's water, land and energy resources.

Quarry Falls addresses a variety of conservation needs through the efficient use of land, including the need to reduce greenhouse gas emissions and the impacts of global warming, by utilizing the design goals of the United States Green Building Council [USGBC] Leadership in Energy and Environmental Design – Neighborhood Development [LEED-ND] goals for sustainability. Quarry Falls is one of three San Diego projects and less than 300 projects worldwide that are participating in the LEED-ND pilot program. Sustainability will be achieved by developing a compact, walkable community with a mix of uses to encourage multi-modal trips and reduce vehicle miles traveled. Buildings will be oriented to take advantage of a southern exposure and terraced site, and included operable windows for passive heating and cooling.

Water usage is estimated to be 50 percent lower than traditional development due to higher residential densities, less water intensive landscaping, and the use of WaterSense certified appliances. A reclaimed water plant for non-potable needs will be a component of the project.

The General Plan, adopted in March 2008, is based upon the City of Villages Strategy to focus growth into mixed-use activity centers that are pedestrian friendly districts linked to an improved regional transit system. Furthermore, the General Plan identifies the typology of villages and a number of factors used to determine the likelihood of development as a village location, as identified on the General Plan Village Propensity Map. For Quarry Falls, these factors include the capacity for growth; public facilities such as an existing expanded library, the construction of on-site of public neighborhood parkland; and the proximity to the light rail system, specifically the Rio Vista Trolley Station.

One of the primary goals of the Land Use and Community Planning Element is to achieve balanced communities and equitable development. Quarry Falls provides benefits by building a diversity of much needed housing choices, including age restricted (senior) housing and the provision of affordable housing on-site as required by the City's Inclusionary Housing Ordinance, all in a sub-regional employment center that contains a concentration of jobs. This development will provide workers of all income levels a greater opportunity to live in close proximity to their place of employment.

The Mobility Element encourages walkability and multi-modal transportation to reduce dependency on the automobile and promote a healthy lifestyle. The land use design achieves the Walkable Communities goals through the project objective to encourage pedestrian activity through a logical connection of trails, sidewalks and bicycle facilities. All residential units are within a 10 minute walk of the central park, civic center, and retail core of the project. Street design incorporates traffic calming measures and non-contiguous sidewalks to promote walkability and safety.

Its central location also serves the Downtown employment center by light rail and the University/Sorrento Mesa and Kearny Mesa subregional employment areas that are within 10 miles of the project. Residents may also access existing bus and/or light rail service to commute to San Diego State University, thereby reducing the negative consequences of vehicle commutes. Transportation Demand Management goals include a shuttle system through the project to connect to the light rail stations, reduced transit passes for residents (for a limited time) and employees, and transit information systems.

The Urban Design Element of the General Plan promotes the social, economic and aesthetic values of the City. Quarry Falls achieves many of the design policies of this element by focusing on the public space's relationship to private development represented by the commercial core of the project. The project includes both horizontal and vertical mixed use components with a mix of housing types. Ground floor retail is placed to activate and attract pedestrian activity, with plazas, courtyards and paseos planned within the retail core. The Civic Center is planned to create a significant focal point in the community for public gathering, including a landmark architectural element such as a campanile or clock tower.

The Public Facilities, Services and Safety Element provides for the existing population and new growth. The Mission Valley Public Facilities Financing Plan will be amended as part of the processing of the Quarry Falls Specific Plan to ensure the facilities financing program is updated to include the latest projects and project costs for the collection of development impact fees. Implementation of the Mitigation, Monitoring and Reporting Program for the project will result in approximately \$50 million in direct improvements and mitigation for project impacts related to traffic.

The supply for the Quarry Falls project was partially planned for as part of the City of San Diego's Urban Water Management Plan, and County Water Authority UWMP. Both documents rely on the SANDAG Regional Growth Forecast for planning purposes and the proposed project was included as part of that forecast. Therefore the City and County have planned for and sought contracts for water to serve the project. The Water Department confirms the availability of water supply in the Water Supply Assessment prepared for the project. In addition, a project feature may include a wastewater treatment facility on-site to address non-potable water needs. Over the build-out of the project, school impact fees in excess of \$10 million will be paid to the San Diego Unified School District to be used at the District's discretion for improvements to schools intended to serve the project's students in the surrounding communities.

The Recreation Element ensures the recreation needs of the community will be met through a variety of methods. Quarry Falls will meet the General Plan guideline of 2.8 acres of parkland per 1,000 population by constructing parks that meet all population based neighborhood park requirements on-site and paying development impact fees for the community park component of the project. The central park will be accessible by an interconnected trail system to all areas of the project and will be designed to achieve local, State and Federal accessibility requirements.

The Conservation Element promotes an international model of sustainability and to proactively address the issue of climate change and greenhouse gas emissions. Quarry Falls addresses a variety of conservation needs, including the need to reduce greenhouse gas emissions and the impacts of global warming, by utilizing the design goals of the USGBC, LEED-ND goals for sustainability. The use of intelligent irrigation systems, monitoring and maintenance of potable water lines to reduce water loss due to leaks will be utilized to maximize the efficient use of water. Quarry Falls has integrated the natural treatment of stormwater into the physical design of the project by using bioswales, infiltration basins and detention ponds to treat the majority of urban runoff.

Quarry Falls has been identified as an urban center. Such sites are focused around regional transit corridors, in this case, the Mission Valley light rail line, and are characterized by higher densities and a mix of uses, including retail and employment. Mission Valley is also served by five freeway interchanges, each of which will receive improvements from the project. A shuttle system will serve to connect to the light rail stations in the vicinity of the project.

Quarry Falls provides off-site traffic improvements in Serra Mesa and Greater North Park to implement the goals of the community and financing plans. In Serra Mesa, the community plan calls for the restriping of Murray Ridge Road to four lanes; however, at the request of the community, a mitigation option has been developed to provide traffic calming that will be implemented by the project. In Greater North Park, the proposed pedestrian and traffic calming improvements for Texas Street are consistent with the community priorities and financing plan.

Therefore, the proposed Quarry Falls project will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed project would redevelop an approximately 230.5-acre site from a mining and sand and gravel processing operation to a mixed use development over phases to include a maximum of 4,780 residential units, a maximum of 480,000 square feet of commercial retail, and a maximum of 420,000 square feet of commercial office, including approximately 17.5 acres of public population-based parks, civic uses, open space and trails, and an optional school site. The project has been designed in compliance with the Land Development Code and other regional, State, and Federal regulations to prevent detrimental impacts to the health, safety and welfare of residents, workers and visitors as well as adjacent development and people. These requirements include the safe design of streets and sidewalks as well as grading and drainage that provides for control and treatment of stormwater. Conditions of approval address construction activities, the shielding of lighting, the attenuation for noise,

and the appearance and placement of landscape and buildings to discourage crime. Construction of the project will be pursuant to the applicable Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes. All Land Development Codes governing construction and continued operation of the development will apply to prevent the potential for future adverse impacts once build-out has occurred.

The land-use mix and density of development for Quarry Falls is compatible with the existing development patterns of Mission Valley and Serra Mesa. The concepts of transit oriented design concentrate residential densities and a mix of retail and office uses in closer proximity to the existing transit system. Development is designed to be compatible with the use adjacent to that portion of the site; the Ridgetop District is low density residential for compatibility with the Serra Mesa neighborhood; the Terrace District reflects the slightly higher density project to the immediate west; and higher density residential and the retail/office districts mirror the development patterns of Rio Vista West to the south and are connected by a pedestrian bridge spanning Friars Road, providing a safe connection between the project and the Rio Vista trolley station. Finish pad elevations and building heights will be sensitive to the existing views from Phyllis Place and the future public park at that location. Manufactured slopes have been designed to minimum safety factors or greater and are adequately stable to not endanger the public health, safety and welfare.

Police services will be provided from the Eastern Division Substation, located on Acro Drive approximately four miles from the project. An analysis of the current response times for Mission Valley East Neighborhood (the location of the project) determined that the existing emergency and Priority One calls are better than the citywide average of 7.28 minutes and 14.60 minutes, respectively. The project will pay Mission Valley Public Facilities Financing Plan Development Impact Fees to assist in funding public services and facilities such as police services in Mission Valley

Fire protection services and emergency response is provided from four fire stations within the project vicinity, the closest of which is temporary Station 45, located 1.75 miles away at Qualcomm Stadium. Response time from this station is 4.5 minutes, below the national average. A new, permanent fire station is planned in the 9400 block of Friars Road, approximately 1.1 miles east of the project, and would provide comparable response time as the temporary station. The project will pay the Mission Valley Public Facilities Financing Plan Development Impact Fee to fund public services and facilities such as the construction of an additional fire station within Mission Valley

The mitigation of hazardous waste materials and the closure and removal of underground storage tanks protects future occupants of the site from exposure to such materials. The recreational opportunities created by the park, trail and bicycle route system will enhance the surrounding community.

To address the issue of fugitive dust generated from construction of the development, conditions for construction operations have been identified which include the application of water during grading operations, the use of sweepers and/or water trucks to control "track-out"

of soil at all public street access points, the termination of grading should winds exceed 25 mph, and the hydroseeding of graded lots.

Impacts due to the increases in runoff with the introduction of streets, roads and other hardscape surfaces will be mitigated to below a level of significance through the design of a natural bioswale and detention system. Stormwater runoff from the 100-year flood event will not exceed the existing flow for the approved reclamation plan. The development has limited the use of mechanical treatment of stormwater to the maximum extent practicable. A Storm Water Pollution Prevention Plan [SWPPP] will be developed to the satisfaction of the City Engineer for mitigating potential impacts due to construction activities. This plan will include Best Management Practices [BMP's] such as ground cover and structural devices to limit runoff from newly graded slopes and the timely hydroseeding and landscaping of cut/fill slopes to reduce sedimentation and erosion.

c. **The proposed development will comply with the applicable regulations of the Land Development Code.** The proposed project would redevelop an approximately 230.5-acre site from a mining and sand and gravel processing operation to a mixed use development over phases to include a maximum of 4,780 residential units, a maximum of 480,000 square feet of commercial retail, and a maximum of 420,000 square feet of commercial office, including approximately 17.5 acres of public population-based parks, civic uses, open space and trails, and an optional school site. The proposed land uses, zoning, planned development and site permits for Quarry Falls comply with all provisions of the Land Development Code. The project includes an amendment to the Mission Valley Community Plan, a Specific Plan, vesting tentative map, rezone, master planned development permit/site development permit, and amendment to the Mission Valley Public Facilities Financing Plan. Concurrent with Quarry Falls, a conditional use permit and reclamation plan amendment is being processed to address the retention of excess fill material, the revegetation of manufactured slopes, and the phasing of new development with a relocated concrete and asphalt batch plants.

To achieve the project objectives of a unified land use design and individual projects that create a positive sense of character and community, the project proposes additional land uses and development regulation deviations as allowed by the Land Development Code. A Specific Plan has been created to implement the development and will require all subsequent construction and grading permits to be reviewed for substantial conformance with the Plan. The zoning, development regulations, and design guidelines included in the Quarry Falls Specific Plan and related permits will ensure quality site and architectural design and must be adhered to for project build-out. Development intensities call for a maximum of 4,780 residential units, a maximum 480,000 square feet of retail, and a maximum of 420,000 square feet office that may only be increased by City Council action. Additional conditions of approval include mitigation for traffic, air quality, noise, and biology impacts to the maximum extent practicable.

The majority of the project is zoned for multi-family residential use as defined in the Specific Plan. The land use plan organizes densities based upon transit oriented design principles, with higher densities located in close proximity to the village retail core and lower densities near the single family neighborhoods of Serra Mesa. Residential zoning spans from RM-1-1 to RM-4-10. A deviation for a building height of 70 feet has been requested for the

RM-3-7, RM-3-8, and RM-3-9 zones to allow greater architectural flexibility for building articulation and roofline variation. This deviation also allows for greater options for site design and the provision of common open space. The unlimited height limit of the RM-4-10 zone will be limited to 100 feet, with the exception of Lot 42 of the Terrace District South with a height limit of 200 feet. Setback deviations along Quarry Falls Boulevard, Community Lane, and the Grand Steps allow for entries from the sidewalk to activate the street frontage and create a more urban environment.

The project complies with the City's Inclusionary Housing Ordinance by developing 10 percent of the total residential units as affordable on-site rather than pay in-lieu fees. Conditions are included to ensure the construction of these affordable units occurs in conjunction with the development of the market rate housing component of the project.

Over 17 acres of land will be improved to meet population-based park requirements for neighborhood parks with additional public access easements to implement a comprehensive trail network. The zoning for the park district is designated as RM-1-1 and OP-2-1 to provide flexibility for park related uses and the possible construction of a heritage museum in the Civic Center. Deviations are requested for height to allow the construction of a landmark architectural statement, such as a campanile or clock tower, as called for in the Mission Valley Community Plan, an amphitheater and additional limited retail uses to activate the park and adjacent area. Setbacks to provide flexibility for the location of buildings are allowed in closer proximity to the parkland.

The commercial retail component of the project will be zoned CC-3-5 to provide both neighborhood and community serving businesses. A deviation to setbacks is requested to provide articulation along the street edge and opportunities for expanding the public space through the creation of useable space for pedestrians in the form of mini-plazas and shared outdoor dining areas. The higher retail intensity and the inclusion of residential within the commercial component creates a more urban community and supports the construction of structured parking.

The Quarry District will be zoned IL-3-1 and provide an office park of over 500,000 square feet available for future job expansion. No deviations are requested for this district. A maximum structure height of 200 feet, when none is currently specified by the base zone, is provided for by the Specific Plan.

2. Supplement Findings – Environmentally Sensitive Lands

a. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.** The proposed project would redevelop an approximately 230.5-acre site from a mining and sand and gravel processing operation to a mixed use development in phases to include a maximum of 4,780 residential units, a maximum of 480,000 square feet of commercial retail, and a maximum of 420,000 square feet of commercial office, including approximately 17.5 acres of public population-based parks, civic uses, open space and trails, and an optional school site. The development site is identified for multiple-use in the MVCP as the existing use

of the site for mining and related activities ceases and the implementation of the reclamation plan has been completed. The site is located outside of the Multiple Habitat Planning Area [MHPA] and identifies 208.7 acres of developed area (the reclamation footprint) and 21.8 acres of a variety of habitat types. The impacted areas of 0.06 acre wetland and 0.016 acre steep hillside are located at the northern, upper levels of the site. Development of this area is necessary to ensure a final design that protects the lower development areas from potential adverse impacts resulting from undermining of reclaimed slopes by drainage from the Phyllis Place right-of-way. An additional off-site area of 0.12 acres of disturbed wetlands will also be impacted by maintenance activities related to stormwater conveyance. In addition, the design is consistent with the MVCP discussion of a road connection to Phyllis Place and was designed so as not to preclude the construction of a road at a future date.

The Biological Report identifies the upland habitat (primarily non-native annual grassland of 17.08 acres) as being isolated from the MHPA and of poor quality, therefore negating the potential for on-site protection. The impact to coastal sage scrub is limited to 1.08 acres with mitigation accomplished by payment into the City of San Diego Habitat Acquisition Fund. The wetland habitat, fed from a storm drain on Phyllis Place, is comprised of 0.06 acres dominated by common exotic species that have invaded previously disturbed sites and displaced the native wetland flora. The volume of runoff from Phyllis Place would adversely impact development below the wetland area. To address this problem, the hydrology report specifies this flow to be piped through the wetland area to a discharge point lower in the project, resulting in construction disturbance to this wetland. A conceptual mitigation agreement for wetland impacts has been negotiated with the California Department of Fish and Game. A conservation easement will be granted over those undisturbed areas to ensure preservation.

TCB, Inc. analyzed the portion of Quarry Falls outside of the northern mining limit to identify if any steep hillsides that meet the Land Development Code definition exist. This analysis used the "As Built" drawings (March 27, 1972) from the construction of Interstate 805 and Phyllis Place and the latest offsite topographic survey from January 15, 2005. Based upon this analysis, the site contains no natural gradients of at least 25 percent and a vertical elevation of at least 50 feet. This is a result of previous disturbance to the site from the construction of I-805 and the Phyllis Place/Murray Ridge Road Interchange as well as the ongoing mining operations permitted by CUP No. 5073.

To analyze for steep hillsides of at least 200 percent and a vertical elevation of at least 10 feet, the analysis was conducted using the more restrictive variables of 175 percent slope and a vertical elevation of 9 feet. This analysis identified approximately 0.016 acre of steep hillsides which is adjacent to a small (0.06 acre) disturbed wetland that will be removed in order to ensure geotechnical stability and prevent stormwater from undermining manufactured slopes.

b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards. The development is a heavily disturbed former sand and gravel operation with a reclamation footprint of over 208 acres. The previously disturbed area is designed to generally follow the original topography and create a walkable development that progresses from the mesa at Phyllis Place to the river valley below. Geotechnical studies

performed for the development indicate the site is physically suitable for the proposed grading design and building development and will be implemented by the reclamation plan and subsequent development requirements. Recomposition of the site is required by the reclamation plan to leave the site suitable for future development as identified in the Mission Valley Community Plan.

To ensure the safety of existing and future development in proximity to graded slopes, revegetation is designed in compliance with the City's Land Development Code and Landscape Manual Brush Management Ordinance and comprised of fire resistant and drought tolerant native species capable of providing deep rooting characteristics for added slope stability and erosion control. The hydrology plan for the site will ensure a safe condition that protects final pad elevations and revegetated slopes from being undermined due to drainage and subsidence. Located in an urban setting, the development is outside the 100 year flood zone and slope landscaping and building materials comply with all brush management requirements to minimize fire hazards.

c. **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.** The development is located outside the MHPA and is surrounded by existing development, roads and highways. Adjoining slopes are to be revegetated with native, drought tolerant plants consistent with the surrounding area. The combined area of impact within the development footprint is less than 0.08 acre (0.06 acre wetland and 0.016 acre steep hillside) and is isolated with no adjacency or connectivity to other environmentally sensitive lands.

d. **The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.** The site is located outside of and is not adjacent to the [MHPA]. The impacts to isolated and low value habitat, primarily non-native annual grasslands, coastal sage scrub and disturbed wetlands are fully mitigated under the California Environmental Quality Act and mitigation is provided consistent with the MSCP Subarea Plan and the Environmentally Sensitive Lands Ordinance. The project mitigation ratios are consistent with City requirements; where feasible, off-site mitigation is first accommodated in Mission Valley and the San Diego River Watershed. Where mitigation sites are not available, alternate mitigation sites have been identified to maximize existing preserves.

e. **The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.** Located approximately six miles east of local beaches and the shoreline, the development is not located in the Coastal Zone or an area that contributes to sand supply through natural erosion and drainage. Hydrology for the site is designed to comply with stormwater and drainage requirements and does not alter or adversely impact the upstream and downstream conditions of the San Diego River.

f. **The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.** The existing biological functions and values are limited at this location. The development mitigates impacts to habitat by identifying habitat for creation and restoration in areas that contribute and support adjacent existing habitat and watershed. The

mechanical and functional values of the drainage will be restored through the diversion and treatment of the storm water by the on-site bioswale. The off-site mitigation will result in long-term conservation of biological resources by maintaining high quality habitat, providing a greater benefit than on-site preservation of limited, isolated disturbed wetlands and non-native annual grasslands. Consultation with the California Department of Fish and Game for mitigation to wetlands within their jurisdiction has resulted in conceptual approval of the mitigation plan. Given the limited opportunity for small scale wetland creation within the San Diego River watershed and the greater benefit from leveraging these limited resources, 1:1 mitigation of the on-site 0.06 acre is accomplished by the purchase of wetland credits from the Rancho Jamul Wetland Mitigation Bank. Enhancement will occur in the San Diego River directly south of the project at a ratio of 1:1 for the total on-site and off-site area of 0.18 acre.

3. Supplemental Findings – Environmentally Sensitive Lands Deviations

a. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands. The proposed development has considered a reasonable range of alternatives including the avoidance of wetlands. Due to the location of this area on an upper elevation of the site in an area of slopes and future development, it is necessary to ensure geotechnical stability by controlling the flow of stormwater from the Phyllis Place right-of-way created from the construction of the I-805 interchange and Serra Mesa Community. The installation of a drainage system to maintain the long-term stability of slopes and ensure the public health, safety and welfare of the future development requires construction activities that cannot avoid the existing wetland. The relatively small wetland area of 0.06 acres is dominated by common exotic species that have invaded a previously disturbed site, displacing the native wetland fauna. The off-site impact to 0.12 acres is a result of cutting the height of invasive species to maintain the stormwater conveyance performance of the drainage channel that flows to the San Diego River. Alternative mitigation will be of greater value than maintaining the existing habitat at these isolated locations. Steep hillsides, adjacent to the wetland area, comprise less than 0.02 acre.

b. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making. A deviation from the requirement to avoid wetlands and steep hillsides is the minimal necessary to meet the objectives of the project. The wetland area has no connectivity to the San Diego River or any other navigable waters and therefore is subject only to the City's Environmentally Sensitive Lands and the California Department of Fish and Game regulations. In order to achieve consistency with the Mission Valley Community Plan, the project was designed so as not to preclude a connection which would require grading and drainage that would fully impact the wetland area, requiring mitigation through creation and enhancement. Alternative mitigation in areas of superior environmental value will be more beneficial than maintaining the existing disturbed wetland habitat at this isolated location. The steep hillside area is isolated with no other adjacent natural gradient that meets the definition of Environmentally Sensitive Lands.

4. **Supplemental Findings – Steep Hillside Development Area Regulations
Alternative Compliance**

a. **The proposed development is in conformance with the Steep Hillside Guidelines.** There are no other steep hillsides adjacent to the area of impact or proposed for development within the area of the Quarry Falls Specific Plan. Rehabilitation of the northern slopes and the location of new development conform to the hillside guidelines for the Mission Valley Community Plan. The retention of 2.4 million cubic yards of fill material creates the opportunity to simulate the historical topography of the site, achieved by the Community Plan goal of terracing of lots that provides visual variety to the development and slope areas and enables a development pattern that emphasizes an east/west horizontal orientation across the site. The manufactured slopes from mining will be rehabilitated and revegetated to create a visible band of open space along I-805 and the eastern portion of Phyllis Place.

The development profile of the Ridgetop District on the upper terrace is of a lower profile oriented horizontally. Development is placed on the terraced pads at the base of the slopes, with the central park creating a view corridor within the project. The MVCP calls for a road connection to the upper mesa at this location therefore the project has been designed to accommodate the road connection to Phyllis Place.

b. **The proposed development conforms to the applicable land use plan.** The Quarry Falls project has been designed to implement the policies, goals, and objectives of the City of San Diego General Plan, the City of Villages Strategy, the MVCP land use and related policies identified for this site. Quarry Falls is consistent with the Strategic Framework of the General Plan which implements the City of Villages Strategy of focusing growth into pedestrian friendly mixed-use activity centers with connections to the regional transit system.

The MVCP identifies this site to be planned under the multiple use development option with a mix of uses including residential, retail and office. At 230.5 acres (225 acres covered by the Specific Plan) the development triggers the 10 acre threshold identified in the community plan that requires the preparation of a Specific Plan for implementation of the project. In addition, the design is consistent with the MVCP discussion of a road connection to Phyllis Place and was developed so as not to preclude the construction of a road at a future date.

c. **Strict application of the steep hillside development area regulations would result in conflicts with other City regulations, policies, or plans.** Strict application of the steep hillside development area regulations would require a redesign of the road connection to Phyllis Place, resulting in potential impacts to grade and other road geometry requiring additional deviations from the Street Design Manual. The street profile for Franklin Ridge Road was designed to maintain a gradient of less than 10 percent, where 8 percent is identified for the classification of the roadway. Adjustments to this alignment would result in increased impacts to certain habitat and an increase to gradient above 10 percent, depending on the new alignment.

B. PLANNED DEVELOPMENT PERMIT – SDMC SECTION 126.0604;

1. The proposed development will not adversely affect the applicable land use plan. The Quarry Falls project has been developed to implement the policies, goals, and objectives of the City of San Diego General Plan, the City of Villages Strategy, the MVCP land use and related policies identified for this site. Quarry Falls is consistent with the Strategic Framework of the General Plan which implements the City of Villages Strategy of focusing growth into pedestrian friendly mixed-use activity centers with connections to the regional transit system. The development of a public park and open space within the Serra Mesa Community Plan area is consistent with the land use and zoning identified for this portion of the project.

The MVCP (page 56) identifies this site to be planned under the multiple use development option with a mix of uses including residential, retail and office. At 230 acres (224 acres covered by the Specific Plan) the development triggers the 10 acre threshold identified in the community plan that requires the preparation of a Specific Plan for implementation of the project. The Quarry Falls Specific Plan implements the community plan goals by developing a mixed use, walkable urban village that includes a maximum of 4,780 residential units, a maximum 480,000 square feet of retail, and a maximum of 420,000 square feet of office. Additional uses include over 17 acres of public neighborhood parkland, a 4,000 square foot private recreation center and up to 15,000 square feet of civic and quasi-public uses. The mix of public and private uses and housing types that achieve the balanced community goals of the General Plan is further enhanced by the option for development of a public charter school.

Quarry Falls will implement many of the goals of the recently adopted General Plan in addition to the overall Community Plan goal of continuing the development of Mission Valley as a regional urban center while recognizing traffic needs and encouraging a community identity. The project achieves the overall goals of high quality urban development, the facilitation of transportation and related improvements, the provision of public facilities and services, and a design that creates a sense of place that is respectful of the project's location within Mission Valley. The following Community Plan objectives are fulfilled by Quarry Falls:

- Provide a variety of housing types and densities within the community.

Quarry Falls envisions a maximum of 4,780 residential units that include “for sale” and/or “for rent” units built as condominiums, town homes, apartments and/or flats, row homes, courtyard units, lofts, live/work units, carriage units, senior housing and assisted care units located in varying zoning districts. The project will include 10 percent of the total units designated as affordable to satisfy the City's inclusionary Housing Ordinance. In addition, approximately 300 units are planned for senior housing.

- Encourages development which combines and integrates residential uses with commercial and service uses.
- Provide new development and redevelopment which integrates land uses into coordinated multi-use projects.

Quarry Falls is designed as a walkable, urban village with a mix of land uses to serve the immediate neighborhood and community at large. The land use plan is centered on a neighborhood park with pedestrian connections from all portions of the project. Higher densities surround the retail village core, closer to the pedestrian bridge and walkway to the light rail station. Flexibility in the range of retail uses in this district provides increased opportunities for small business and neighborhood serving uses resulting in a greater vibrancy to the commercial district and livability by activating the street and public space. In order to ensure adequate commercial services commensurate with residential development, conditions are included to require the construction of a minimum of 50,000 square feet of commercial office and retail space to serve the residents of Quarry Falls before residential development in excess of 2,478 units can be developed.

- Facilitate transportation into, throughout and out of the valley seeking to maintain a balanced transportation system.

Quarry Falls provides improvements or funding towards improvements at five major freeway interchanges that serve Mission Valley; Friars Road/SR-163, Mission Center Road/I-8, Qualcomm Way/I-8, Phyllis Place/I-805, and Friars Road/I-15. Overall, approximately \$50 million is committed to offsite transportation improvements, with over \$31 million committed to regional arterial improvements. The project has been designed so as to not preclude a road connection from Qualcomm Way to Phyllis Place should it be desired to construct the improvement at a future time.

- Encourage the use of public transit modes to reduce dependency on the automobile.

Quarry Falls incorporates several project features to encourage walkability and alternative modes of transportation. A comprehensive TDM program will be developed during the initial phase of development that will include a shuttle system to the nearby light rail stations, and transit passes for local residents and workers. A pedestrian bridge will be constructed as part of Phase B of the project to provide a safe and convenient connection from the village core to the Rio Vista Trolley Station. On-site bus and shuttle stops with shelters will be provided and their location will be coordinated with SANDAG and MTS.

- Provide adequate off-street parking for all new development in Mission Valley.

Quarry Falls will meet or exceed parking requirements for all individual projects. Automobile parking shall comply with Land Development Code based on the zoning and land uses applied to each subdistrict.

- Create an intra-community bikeway system which would provide access to the various land use developments within the Valley, and connect to the regional system.

Quarry Falls includes Class II and Class III bikeways on all public streets, as well as bicycle connections to Serra Mesa (north), east and west along Friars Road, and south along Qualcomm Way and Mission Center Road to the trolley station and San Diego River trails.

- Improve the visual quality as well as the pedestrian efficiency of the existing and future pedestrian circulation system.

Quarry Falls has been designed with an extensive pedestrian trail and sidewalk system which includes landscaping and traffic calming measures to promote an aesthetic and safe walking environment. A sidewalk will be added easterly along the north side of Friars Road to connect to development east of the I-805 freeway. Other sidewalk improvements will be made at the project intersections on Qualcomm Way and Mission Center Road. A pedestrian bridge spanning Friars Road will provide a safe walk from the village core to the Rio Vista trolley station and the trail system along the San Diego River. The project also proposes the construction of a sidewalk and pedestrian lighting on Texas Street to connect Greater North Park to Mission Valley.

- Preserve as open space those hillsides characterized by steep slopes or geological instability in order to control urban form, insure public safety, provide aesthetic enjoyment, and protect biological resources.

Quarry Falls is a mostly disturbed site, comprised of geologically stable manufactured slopes. As part of the mining reclamation plan, these slopes will be revegetated to native conditions and remain in perpetuity as private open space. Because the mined slopes do not constitute a "scenic resource," the treatment of the northern slopes and the creation of a visible band of open space achieves the goal of rehabilitation, rather than preservation. The manufactured slopes from mining will be revegetated to create a band of open space along I-805 and the eastern portion of Phyllis Place. The MVCP calls for a road connection to the upper mesa at this location therefore the project has been designed to accommodate the road connection to Phyllis Place. The retention of 2.4 million cubic yards of fill material creates the opportunity to design a multi-use land plan and meet the engineering requirements for a potential road connection to Phyllis Place. The terracing of lots, encouraged by the Community Plan, provides visual variety to the development and slope areas.

- Provide adequate park and recreation areas for the use of Mission Valley residents in accordance with the General Plan.

Quarry Falls will satisfy the General Plan goal of 2.8 acres of population based parkland by constructing approximately 17.5 acres of public neighborhood parkland (consisting of both public property and private property with easements allowing for public use) on-site and paying the Mission Valley Public Facilities Financing Plan Development Impact Fee for the community park, recreation center and swimming pool identified by the Community Plan (equivalent to 0.8 acres per 1,000 population).

Park design and uses will be defined as part of the park development process identified in Council Policy 600-33, Community Notification and Input for City-Wide Park Development Projects. Phase A of the project includes the development of the Creekside Park and Phyllis Place park and preservation of open space. The Central Park and Civic Center is required to be constructed with Phase B of the project.

- Provide and maintain a high level of service for the full range of community facilities necessary in an urban area.

Quarry Falls will be served by adequate public facilities and services within Mission Valley. The project will provide off-site and on-site improvements for connections to water, sewer, gas, and electrical utilities. Adequate capacity exists in the public schools in the surrounding communities that currently serve school aged children; in addition, Quarry Falls has identified a site for a public school to serve approximately 800 students. Library services are provided by an approximately 20,000 square foot facility that is adequate in size to serve the growth in residents proposed by the project.

An analysis of police and fire services has determined response times to the site currently meet the standards set by the City of San Diego. Police services are provided from the Eastern Division Substation, approximately four miles from the site. Eastern Division has adequate capacity for the addition of staff required to maintain optimal staffing based upon demand due to the project. The project will pay Mission Valley Public Facilities Financing Plan Development Impact Fees to assist in funding public services and facilities such as an additional fire station in Mission Valley.

The City of San Diego CPCI Economic Development Division has reviewed the "Fiscal Impact Analysis for Quarry Falls" prepared by ERA dated August 28, 2006. The City concurs with most of the assumptions and conclusions of the analysis that the project would provide extraordinary public benefits in the form of total General Fund revenues of approximately \$7.5 million at build out, more than the projected \$6.7 million required to meet existing service levels (comprised of \$2.7 for police, \$1.5 million for fire, and \$2 million for libraries, parks and other services). This results in an annual surplus of approximately \$800,000 annually to the City's General Fund and therefore the project does not impose a burden upon the City's operating budget, rather, it contributes additional revenue for essential public services. This figure could be higher depending on the tenant mix at Village Walk Center and the office complex, particularly if the office tenant mix includes businesses with a taxable point of sale.

- Conserve the Valley's water, land and energy resources.

Quarry Falls addresses a variety of conservation needs through the efficient use of land, including the need to reduce greenhouse gas emissions and the impacts of global warming, by utilizing the design goals of the USGBC, LEED-ND goals for sustainability. Quarry Falls is one of three San Diego projects and less than 300 projects worldwide that are participating in the LEED-ND pilot program. Sustainability will be achieved by developing a compact, walkable community with a mix of uses to encourage multi-modal trips and reduce vehicle miles traveled.

Buildings will be oriented to take advantage of a southern exposure and terraced site, and included operable windows for passive heating and cooling.

Water usage is estimated to be 50 percent lower than traditional development due to higher residential densities, less water intensive landscaping, and the use of Water Sense certified appliances. Reclaimed water for irrigation will be a component of the project for non-potable water needs.

The General Plan, adopted in March 2008, is based upon the City of Villages Strategy to focus growth into mixed-use activity centers that are pedestrian friendly districts linked to an improved regional transit system. Furthermore, the General Plan identifies the typology of villages and a number of factors used to determine the likelihood of development as a village location, as identified on the General Plan Village Propensity Map. For Quarry Falls, these factors include the capacity for growth; public facilities such as an existing expanded library, the construction of on-site of public neighborhood parkland; and the proximity to the light rail system, specifically the Rio Vista Trolley Station.

One of the primary goals of the Land Use and Community Planning Element is to achieve balanced communities and equitable development. Quarry Falls provides benefits by building a diversity of much needed housing choices, including age restricted (senior) housing and the provision of affordable housing on-site as required by the City's Inclusionary Housing Ordinance, all in a sub-regional employment center that contains a concentration of jobs. This development will provide workers of all income levels a greater opportunity to live in close proximity to their place of employment.

The Mobility Element encourages walkability and multi-modal transportation to reduce dependency on the automobile and promote a healthy lifestyle. The land use design achieves the Walkable Communities goals through the project objective to encourage pedestrian activity through a logical connection of trails, sidewalks and bicycle facilities. All residential units are within a 10 minute walk of the central park, civic center, and retail core of the project. Street design incorporates traffic calming measures and non-contiguous sidewalks to promote walkability and safety.

Its central location also serves the Downtown employment center by light rail and the University/Sorrento Mesa and Kearny Mesa subregional employment areas that are within 10 miles of the project. Residents may also access existing bus and/or light rail service to commute to San Diego State University, thereby reducing the negative consequences of vehicle commutes. Transportation Demand Management goals include a shuttle system through the project to connect to the light rail stations, reduced transit passes for residents (for a limited time) and employees, and transit information systems.

The Urban Design Element of the General Plan promotes the social, economic and aesthetic values of the City. Quarry Falls achieves many of the design policies of this element by focusing on the public space's relationship to private development represented by the commercial core of the project. The project includes both horizontal and vertical mixed use components with a mix of housing types. Ground floor retail is placed to activate and attract

pedestrian activity, with plazas, courtyards and paseos planned within the retail core. The Civic Center is planned to create a significant focal point in the community for public gathering, including a landmark architectural element such as a campanile or clock tower.

The Public Facilities, Services and Safety Element provides for the existing population and new growth. The Mission Valley Public Facilities Financing Plan will be amended as part of the processing of the Quarry Falls Specific Plan to ensure the facilities financing program is updated to include the latest projects and project costs for the collection of development impact fees. Implementation of the Mitigation, Monitoring and Reporting Program for the project will result in approximately \$50 million in direct improvements and mitigation for project impacts related to traffic.

The water supply for the Quarry Falls project was planned for as part of the City of San Diego's Urban Water Management Plan, and County Water Authority UWMP. Both documents rely on the SANDAG Regional Growth Forecast for planning purposes and the proposed project was included as part of that forecast. Therefore the City and County have planned for and sought contracts for water to serve the project. The Water Department confirms the availability of water supply in the Water Supply Assessment prepared for the project. Over the build-out of the project, school impact fees in excess of \$10 million will be paid to the San Diego Unified School District to be used at the District's discretion for improvements to schools intended to serve the project's students in the surrounding communities.

The Recreation Element ensures the recreation needs of the community will be met through a variety of methods. Quarry Falls will meet the General Plan guideline of 2.8 acres of parkland per 1,000 population by constructing parks that meet all population based neighborhood park requirements on-site and paying development impact fees for the community park component of the project. The central park will be accessible by an interconnected trail system to all areas of the project and will be designed to achieve local, State and Federal accessibility requirements.

The Conservation Element promotes an international model of sustainability and to proactively address the issue of climate change and greenhouse gas emissions. Quarry Falls addresses a variety of conservation needs, including the need to reduce greenhouse gas emissions and the impacts of global warming, by utilizing the design goals of the USGBC LEED-ND goals for sustainability. The use of intelligent irrigation systems, monitoring and maintenance of potable water lines to reduce water loss due to leaks will be utilized to maximize the efficient use of water. Quarry Falls has integrated the natural treatment of stormwater into the physical design of the project by using bioswales, infiltration basins and detention ponds to treat the majority of urban runoff.

Quarry Falls has been identified as an urban center. Such sites are focused around regional transit corridors, in this case, the Mission Valley light rail line, and are characterized by higher densities and a mix of uses, including retail and employment. Mission Valley is also served by five freeway interchanges, each of which will receive improvements from the project. A shuttle system will serve to connect to the light rail stations in the vicinity of the project.

Quarry Falls provides off-site traffic improvements in Serra Mesa and Greater North Park to implement the goals of the community and financing plans. In Serra Mesa, the community plan calls for the restriping of Murray Ridge Road to four lanes; however, at the request of the community, a mitigation option has been developed to provide traffic calming that will be implemented by the project. In Greater North Park, the proposed pedestrian and traffic calming improvements for Texas Street are consistent with the community priorities and financing plan.

Therefore, the proposed Quarry Falls project will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed project would redevelop an approximately 230.5-acre site from a mining and sand and gravel processing operation to a mixed use development over phases to include a maximum of 4,780 residential units, a maximum of 480,000 square feet of commercial retail, and a maximum of 420,000 square feet of commercial office, including approximately 17.5 acres of public population-based parks, civic uses, open space and trails, and an optional school site. The project has been designed in compliance with the Land Development Code and other regional, State, and Federal regulations to prevent detrimental impacts to the health, safety and welfare of residents, workers and visitors as well as adjacent development and people. These requirements include the safe design of streets and sidewalks as well as grading and drainage that provides for control and treatment of stormwater. Conditions of approval address construction activities, the shielding of lighting, the attenuation for noise, and the appearance and placement of landscape and buildings to discourage crime. Construction of the project will be pursuant to the applicable Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes. All Land Development Codes governing construction and continued operation of the development will apply to prevent the potential for future adverse impacts once build-out has occurred.

The land-use mix and density of development for Quarry Falls is compatible with the existing development patterns of Mission Valley and Serra Mesa. The concepts of transit oriented design concentrate residential densities and a mix of retail and office uses in closer proximity to the existing transit system. Development is designed to be compatible with the use adjacent to that portion of the site; the Ridgetop District is low density residential for compatibility with the Serra Mesa neighborhood; the Terrace District reflects the slightly higher density project to the immediate west; and higher density residential and the retail/office districts mirror the development patterns of Rio Vista West to the south and are connected by a pedestrian bridge spanning Friars Road, providing a safe connection between the project and the Rio Vista trolley station. Finish pad elevations and building heights will be sensitive to the existing views from Phyllis Place and the future public park at that location. Manufactured slopes have been designed to minimum safety factors or greater and are adequately stable to not endanger the public health, safety and welfare.

Police services will be provided from the Eastern Division Substation, located on Aero Drive approximately four miles from the project. An analysis of the current response times for Mission Valley East Neighborhood (the location of the project) determined that the existing emergency and Priority One calls are better than the citywide average of 7.28 minutes and 14.60

minutes, respectively. The project will pay Mission Valley Public Facilities Financing Plan Development Impact Fees to assist in funding public services and facilities such as police services in Mission Valley.

Fire protection services and emergency response is provided from four fire stations within the project vicinity, the closest of which is temporary Station 45, located 1.75 miles away at Qualcomm Stadium. Response time from this station is 4.5 minutes, below the national average. A new, permanent fire station is planned in the 9400 block of Friars Road, approximately 1.1 miles east of the project, and would provide comparable response time as the temporary station. The project will pay the Mission Valley Public Facilities Financing Plan Development Impact Fee to fund public services and facilities such as the construction of an additional fire station within Mission Valley.

The mitigation of hazardous waste materials and the closure and removal of underground storage tanks protects future occupants of the site from exposure to such materials. The recreational opportunities created by the park, trail and bicycle route system will enhance the surrounding community.

To address the issue of fugitive dust generated from construction of the development, conditions for construction operations have been identified which include the application of water during grading operations, the use of sweepers and/or water trucks to control "track-out" of soil at all public street access points, the termination of grading should winds exceed 25 mph, and the hydroseeding of graded lots.

Impacts due to the increases in runoff with the introduction of streets, roads and other hardscape surfaces will be mitigated to below a level of significance through the design of a natural bioswale and detention system. Stormwater runoff from the 100-year flood event will not exceed the existing flow for the approved reclamation plan. The development has limited the use of mechanical treatment of stormwater to the maximum extent practicable. A SWPPP will be developed to the satisfaction of the City Engineer for mitigating potential impacts due to construction activities. This plan will include BMP's such as ground cover and structural devices to limit runoff from newly graded slopes and the timely hydroseeding and landscaping of cut/fill slopes to reduce sedimentation and erosion.

3. The proposed development will comply with the regulations of the Land Development Code. The proposed project would redevelop an approximately 230.5-acre site from a mining and sand and gravel processing operation to a mixed use development over phases to include a maximum of 4,780 residential units, a maximum of 480,000 square feet of commercial retail, and a maximum of 420,000 square feet of commercial office, including approximately 17.5 acres of public population-based parks, civic uses, open space and trails, and an optional school site. The proposed land uses, zoning, planned development and site permits for Quarry Falls comply with all provisions of the Land Development Code. The project includes an amendment to the Mission Valley Community Plan, a Specific Plan, vesting tentative map, rezone, master planned development permit/site development permit, and amendment to the Mission Valley Public Facilities Financing Plan. Concurrent with Quarry Falls, a conditional use permit and reclamation plan amendment is being processed to address the retention of excess

fill material, the revegetation of manufactured slopes, and the phasing of new development with a relocated concrete and asphalt batch plants.

To achieve the project objectives of a unified land use design and individual projects that create a positive sense of character and community, the project proposes additional land uses and development regulation deviations as allowed by the Land Development Code. A Specific Plan has been created to implement the development and will require all subsequent construction and grading permits to be reviewed for substantial conformance with the Plan. The zoning, development regulations, and design guidelines included in the Quarry Falls Specific Plan and related permits will ensure quality site and architectural design and must be adhered to for project build-out. Development intensities call for a maximum of 4,780 residential units, a maximum 480,000 square feet of retail, and a maximum of 420,000 square feet office that may only be increased by City Council action. Additional conditions of approval include mitigation for traffic, air quality, noise, and biology impacts to the maximum extent practicable.

The majority of the project is zoned for multi-family residential use as defined in the Specific Plan. The land use plan organizes densities based upon transit oriented design principles, with higher densities located in close proximity to the village retail core and lower densities near the single family neighborhoods of Serra Mesa. Residential zoning spans from RM-1-1 to RM-4-10. A deviation for a building height of 70 feet has been requested for the RM-3-7, RM-3-8, and RM-3-9 zones to allow greater architectural flexibility for building articulation and roofline variation. This deviation also allows for greater options for site design and the provision of common open space. The unlimited height limit of the RM-4-10 zone will be limited to 100 feet, with the exception of Lot 42 of the Terrace District South with a height limit of 200 feet. Setback deviations along Quarry Falls Boulevard, Community Lane, and the Grand Steps allow for entries from the sidewalk to activate the street frontage and create a more urban environment.

The project complies with the City's Inclusionary Housing Ordinance by developing 10 percent of the total residential units as affordable on-site rather than pay in-lieu fees. Conditions are included to ensure the construction of these affordable units occurs in conjunction with the development of the market rate housing component of the project.

Over 17 acres of land will be improved to meet population-based park requirements for neighborhood parks with additional public access easements to implement a comprehensive trail network. The zoning for the park district is designated as RM-1-1 and OP-2-1 to provide flexibility for park related uses and the possible construction of a heritage museum in the Civic Center. Deviations are requested for height to allow the construction of a landmark architectural statement, such as a campanile or clock tower, as called for in the Mission Valley Community Plan, an amphitheater and additional limited retail uses to activate the park and adjacent area. Setbacks to provide flexibility for the location of buildings are allowed in closer proximity to the parkland.

The commercial retail component of the project will be zoned CC-3-5 to provide both neighborhood and community serving businesses. A deviation to setbacks is requested to provide articulation along the street edge and opportunities for expanding the public space

through the creation of useable space for pedestrians in the form of mini-plazas and shared outdoor dining areas. The higher retail intensity and the inclusion of residential within the commercial component creates a more urban community and supports the construction of structured parking.

The Quarry District will be zoned IL-3-1 and provide an office park of over 500,000 square feet available for future job expansion. No deviations are requested for this district. A maximum structure height of 200 feet, when none is currently specified by the base zone, is provided for by the Specific Plan.

4. The proposed development, when considered as a whole, will be beneficial to the community. Quarry Falls will be beneficial to the community and the City as a whole by redeveloping the last mining site in Mission Valley by implementing the vision of the City of Villages Strategy and creating a mixed-use, walkable urban village. The development provides a diverse choice of housing attainable to a range of incomes and will meet or exceed its requirement for affordable housing onsite. As a major employment center with over 50,000 jobs, Mission Valley will benefit from the addition of housing to address the jobs/housing imbalance and provide options to live closer to work. The development provides in excess of 60 acres of public/private open space, parks and slopes of which the full population-based park requirement of over 17 acres of neighborhood parks is developed onsite.

Quarry Falls is designed as a sustainable community by utilizing the design goals of the USGBC LEED-ND. This type of compact, walkable mixed use community encourages multi-modal trips, reduces vehicle miles traveled and has been shown to significantly reduce greenhouse gas emissions and the impacts of global warming. Buildings will be oriented to take advantage of a southern exposure and terraced site, and included operable windows for passive heating and cooling. A construction and demolition debris recycling program will achieve a minimum of 75 percent waste diversion, greater than the minimum requirement of 50 percent set by City ordinance.

The site is planned to include an option for a school site. Conditions of development ensure the provision of public facilities and services at a rate commensurate with the phases of development. A fiscal impact study, performed by ERA, has concluded the project contributes positively to the provision of infrastructure and the ongoing funding of public services required for a project of this composition. Traffic mitigation includes additional funds to advance the design for the Friars Road/163 Interchange Improvements currently being developed by the City of San Diego.

A maximum development intensity of 4,780 residential units, 480,000 square feet of retail, and 420,000 square feet office has been established for the project and may only be exceeded by amending the Specific Plan, which requires City Council approval. A density monitoring process is provided for by the Specific Plan for implementation of individual projects. This process requires review by the City of San Diego for conformance with the Quarry Falls Vesting Tentative Map, Specific Plan, Master Planned Development Permit PEIR and Mitigation Monitoring and Reporting Program.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone. The deviations for Quarry Falls are proposed in accordance with Section 126.0602(b)(1) to provide for a more urban design and mixed-use community than can otherwise be achieved by the strict application of the Land Development Code zoning districts. Residential districts adjacent to the Village Walk commercial district propose modifications to setbacks along Quarry Falls Boulevard to locate buildings closer to the street to promote a stronger design emphasis to achieve an urban environment oriented to enhance the pedestrian experience.

The Civic Center is designed for public and quasi-public use requiring a mix of functions to activate and integrate this space with the adjoining public park and pedestrian areas. Flexible setbacks and height enable greater creativity for the location and design of signature buildings in this area, including a landmark architectural element.

The selective control of height within the higher density portion of the residential development provides greater flexibility for site planning and architectural design to meet future housing preferences. Additional height in the multi-family districts also allows for greater flexibility in site planning and the provision of common open space. Modifications to reduce front setbacks achieve both an urban scene while enhancing safety and security through environmental design. A project wide community identification sign program facilitates a cohesive identity for the districts and overall project.

The following deviations to base zones are included in the Specific Plan:

Park Subdistrict – OP-2-1 Zone: A retaining wall height of 30 feet is permitted, where 12 feet is allowed, for construction of a water fall feature in the northern portion of the central park. The Retaining wall will be covered with an engineered rock face to simulate a natural environment.

Civic Center Subdistrict – RM-1-1 Zone: Flexibility to setbacks will allow the placement of the buildings in close proximity to complement the public park. An easement for public access will be granted to the City for the area surrounding these buildings to expand the public space adjacent to the central park. A maximum structure height of 70 feet is permitted, where 30 feet is allowed, for the addition of an architectural element to create a landmark campanile or clock tower visible from beyond the project's boundaries.

Community Recreation Center Subdistrict – RM-1-1 Zone: Flexibility to setbacks will allow the placement of the buildings closer to slopes and the public park to maximize private open space. A maximum structure height of 70 feet is permitted, where 30 feet is allowed, for the addition of an architectural element to create a landmark feature visible from beyond the project's boundaries and to provide an architectural connection to the Civic Center.

Foothills North Subdistrict – RM-3-7 Zone: A maximum structure height of 70 feet is permitted, where 40 feet is allowed, to provide building articulation, roofline variation, and to provide superior site design and increased common open space.

Foothills Southwest Subdistrict – RM-3-8 Zone: A maximum structure height of 70 feet is permitted, where 50 feet is allowed, to provide building articulation, roofline variation, and to provide superior site design and increased common open space. A reduction in the front setbacks for Quarry Falls Boulevard from 10 feet to 5 feet minimum and 20 feet to 10 feet standard provides for a greater activation of the public space by allowing the buildings to address the street in an urban manner and provide entryways from the public sidewalk, as well as the implementation of a special edge treatment.

Terrace North Subdistrict – RM-3-8 Zone: A maximum structure height of 70 feet is permitted, where 50 feet is allowed, to provide building articulation, roofline variation, and to provide superior site design and increased common open space. A reduction in the front setbacks for Creekside Lane from 10 feet to 5 feet minimum and 20 feet to 10 feet standard provides for a higher level of pedestrian activity by allowing the buildings to address the street in an urban manner and providing entryways from the public sidewalk, as well as the implementation of a special edge treatment.

Terrace West Subdistrict – RM-3-7 Zone: A maximum structure height of 70 feet is permitted, where 40 feet is allowed, to provide building articulation, roofline variation, and to provide superior site design and increased common open space. A reduction in the front setbacks for Quarry Falls Boulevard and Creekside Lane from 10 feet to 5 feet minimum and 20 feet to 10 feet standard provides for a higher level of pedestrian activity by allowing the buildings to address the street in an urban manner and providing entryways from the public sidewalk, as well as the implementation of a special edge treatment along these two streets.

Creekside West Subdistrict – RM-3-9 Zone: A maximum structure height of seventy feet is permitted, where sixty feet is allowed, to provide building articulation, roofline variation, and to provide superior site design and increased common open space. A reduction in the front setbacks for Quarry Falls Boulevard from 10 feet to 5 feet minimum and 20 feet to 10 feet standard provides for a higher level of pedestrian activity by allowing the buildings to address the street in an urban manner and providing entryways from the public sidewalk, as well as the implementation of a special edge treatment.

Creekside East Subdistrict – CC-3-5 Zone: An increased maximum setback on Quarry Falls Boulevard and Russell Parkway to thirty feet, where ten feet is required, for 30 percent of the frontage, where 70 percent is required, provides greater building articulation at the street edge to achieve variations in massing and visual impact as well as implement a special edge treatment along these two streets. A reduction in the setback along Friars Road from ten feet to five feet provides consistency with adjoining districts for massing and visual impact. The implementation of a special edge treatment along Friars Road is achieved by an extensive landscape plan for the right-of-way and intervening slope parcels that will provide a visual buffer to diffuse the view to the buildings along the southern boundary of the project.

Village Walk District – CC-3-5 Zone: An increased maximum setback on Quarry Falls Boulevard and Russell Parkway to 30 feet, where 10 feet is required, for 30 percent of the frontage, where 70 percent is required, provides greater building articulation at the street edge to

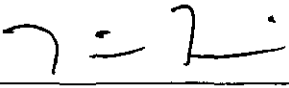
achieve variations in massing and visual impact as well as implement a special edge treatment along these two streets. Flexible setbacks increase opportunities to expand the public space and create an activated "main street" for the mixed use village core. A reduction setback along Friars Road from ten feet to five feet provides consistency with adjoining districts for massing and visual impact. The implementation of a special edge treatment along Friars Road is achieved by an extensive landscape plan for the right-of-way and intervening slope parcels that will provide a visual buffer to diffuse the view to the buildings along the southern boundary of the project.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that Site Development Permit No. 183192/Master Planned Development Permit No. 183193 is granted to Quarry Falls, LLC., Owner/Permittee under terms and conditions set forth in the permit which is made a part of this resolution.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Nina M. Fain
Deputy City Attorney

NMF:mm
10/06/08
10/10/08 COR.COPY
Or.Dept:DSD
R-2007-415
MMS#6848

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO GRANTING CONDITIONAL USE PERMIT
NO. 183194 AMENDMENT TO CONDITIONAL USE PERMIT
NOS. 5073-PC AND 82-0315 FOR QUARRY FALLS PROJECT
NO. 49068.

WHEREAS, Quarry Falls, LLC, a California Limited Liability Company, Owner, and Vulcan Materials Company – Western Division, Permittee filed an application with the City of San Diego for a conditional use permit, to phase a redevelopment of a mining, extraction and processing use to land uses and development consistent with the Quarry Falls Specific Plan known as the Quarry Falls project, located at on the north side of Friars Road, south of Phyllis place between I-805 and Mission Center Road, and legally described as being a portion of Pueblo Lots 1109, 1173, 1174, 1182, 1183, 1184 and 1186 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to the map thereof made by James Pascoe in 1870, a copy of which said map was filed in the office of the County Recorder of San Diego County on November 14, 1921 and is known as Miscellaneous Map No. 36; and

WHEREAS, on September 18, 2008, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 183194, amendment to Conditional Use Permit Nos. 5073-PC and 82-0315 pursuant to Resolution No. 4447-PC voted to recommend City Council approval of the permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter required the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 183194, amendment to Conditional Use Permit Nos. 5073-PC and 82-0315:

A. CONDITIONAL USE PERMIT – SAN DIEGO MUNICIPAL CODE [SDMC] – SECTION 126.0305:

1. The proposed development will not adversely affect the applicable land use Plan. The proposed project would redevelop an approximately 230.5-acre site from a mining and sand and gravel processing operation to a mixed use development over phases. Continued operation of the mining facility is consistent with the current land use plan and provides a needed service for the community, city and region. The Mission Valley Community Plan [MVCP] identifies the objectives for this site which identify continued sand and gravel operations and related mining activities until depletion of resources is reached. The revised reclamation plan is consistent with municipal, state and federal guidelines and will assure compatibility with adjacent land uses as new development progresses and mining operations cease. The addition of an expiration date for the batch plant operations, where no specific expiration date currently exists, will ensure the last mining and related activities in the area are phased out in an orderly manner to allow for the implementation of a multiple development use consistent with the MVCP. Therefore, the proposed development will not adversely affect the MVCP.

2. The proposed development will not be detrimental to the public health, safety, and welfare. The proposed project would redevelop an approximately 230.5-acre site from a mining and sand and gravel processing operation to a mixed use development over phases. The sand and gravel extraction and processing facility has been in operation for over 50 years and has implemented measures to ensure compatibility with the surrounding development in the area. The amended Conditional Use Permit includes additional conditions for air quality,

noise and dust abatement, and visual screening from adjacent land uses. New development that occurs prior to the termination of the mining operation and related activities has been conditioned to be sufficiently buffered to meet existing noise and air quality standards. The relocated batch plant operations in the southeast corner of the site, mitigates onsite noise by excavating and lowering the pad, using the material to create an earthen berm to surround the parcel. In addition, appropriate mitigation for potential impacts to future residential development from existing rock crushing and the batch plants is a condition of approval for future development. The site perimeter will be screened by a special landscape buffer that includes the elevated berm and large shade and evergreen trees.

The revised Reclamation Plan will retain approximately 2.4 million cubic yards of material that otherwise would have to be hauled off-site, resulting in less emissions than the current Reclamation Plan. Additional measures and best management practices will be implemented to control fugitive dust, including the application of water during grading operations, the use of sweepers and/or water trucks to control "track-out" of soil at all public street access points, the termination of grading should winds exceed 25 mph, the hydroseeding of graded lots, and the stabilization of stockpile areas. A phasing plan to relocate the existing batch plant operations and the addition of an expiration date in the year 2022 provides certainty to the orderly phase out of sand and gravel operations and the full implementation of the reclamation plan. A comprehensive set of development conditions have been applied to the project to ensure the safe implementation of the mining operation's reclamation plan. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code. The proposed project would redevelop an approximately 230.5-acre site from a mining and sand and gravel processing operation to a mixed use development over phases. The sand and gravel extraction and processing facility has been in operation for over 50 years and is identified in the Land Development Code for requiring a Conditional Use Permit. The amended Conditional Use Permit has additional conditions placed to increase the operations compliance with all development regulations, standard policies and guidelines and State Law.

The Land Development Code [LDC] and Surface Mining and Reclamation Act [SMARA] provide guidance for the requirements of the Conditional Use Permit and reclamation plan. The project includes conditions to address noise, air quality, visual impact, water quality, and operations to maximize compatibility with surrounding land uses. Water quality is maintained by the implementation of an approved Storm Water Pollution Prevention Plan [SWPPP] that addresses short-term water pollution impacts related to sediment discharges, including the inspection and maintenance of catch basins, repair and replacement of erosion control devices, and street sweeping adjacent to the site. The project is required to annually update a master grading plan and performance bond based upon the existing site condition and proposed future operations. Revegetation of slopes will be in materials native to the area capable of providing deep rooting characteristics for added slope stability, erosion control, and compatibility with the surrounding landscape. Drought resistant plant species have been selected that are common in the region, require a minimum of irrigation and care, and are suited to

flourish in the intended locations. Therefore, the proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

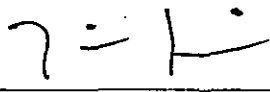
4. **The proposed use is appropriate at the proposed location.** The sand and gravel operation and related activities are existing facilities in operation for over 50 years and are identified in the MVCP for this use. The location of the facility is central to the city and well served by Friars Road, Interstates 8 and 805, and Highway 163 to allow convenient access to project sites in the region. Due to the limited future capacity of active Portland cement concrete processing facilities to provide materials over the next 10 to 20 years, continued operation of the facility is critical to the construction needs of the city and the region.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that Conditional Use Permit No. 183194 is granted to Quarry Falls, LLC., Owner/Vulcan Materials Company – Western Division, Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Nina M. Fain
Deputy City Attorney

NMF:mm
10/06/08
10/10/08 COR.COPY
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